

IN BOARD OF SELECTMEN
MONDAY, JULY 23, 2001

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

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

Chairman Drobinski announced Assistant Town Manager Wayne Walker would be assisting the Board in the absence of the Town Manager.

Annual Bike Ride for ALS

Present: Stephen G. Austin, Director of Operations, ALS Ride 2001.

The Board reviewed a letter, dated July 13, 2001, from Stephen G. Austin, Director of Operations, A.L.S. Ride 2001, requesting permission to host a bike ride through Sudbury on Saturday, August 18, 2001. Mr. Austin's letter briefly outlined the 10-mile, 25-mile, and 50-mile routes, and included a letter from Mass. General Hospital, acknowledging the bike ride with its proceeds to benefit ALS research at the Mass. General Hospital. The Board also reviewed a memo from Safety Officer Anthony Deldon expressing concern the bike ride is on Saturday, a heavy traffic day in Sudbury, and that the start times are later than he would prefer.

Mr. Stephen Austin briefly described how the bike ride project came about, as well as his experience in organizing similar events. He stated all safety issues have been considered, and full liability insurance has been obtained. He submitted a copy of said insurance coverage from Hanover Insurance Company in the amount of \$2 million, with the Town named as additional insured for the event on August 18, 2001.

Mr. Austin stated the bike ride will start and finish at the Longfellow Club in Wayland, and assured the Board there would be no more than 200 bikers, going out in groups of 20. The routes will be clearly marked and there will be police details where the bikers will cross major roads. EMT services and supply vans will be available for the bikers.

Selectman Roopenian asked if there was a rain date. Mr. Austin stated the ride could be accomplished within the club's facilities, or cancelled, if the weather was too bad for bikers.

Ms. Roopenian asked if other towns have been contacted for the 50-mile route. Mr. Austin stated contact has been made, but no reply has been received yet.

Selectman Roopenian asked if the ride could be moved to the Sunday of that weekend, as the traffic would be significantly less. Mr. Austin stated that is impossible as many plans have already been made to have the ride on Saturday. He added the ride committee will consider Sunday for next year's ride.

It was on motion unanimously

VOTED: To grant permission for an "Annual A.L.S. Ride" through Sudbury on Saturday, August 18, 2001, in accordance with a request dated July 13, 2001, from Stephen G. Austin, Director of Operations, A.L.S. Ride 2001, subject to placing police detail where the bike route crosses Route 27, and at the entrance to the Longfellow Club.

Minutes

It was on motion unanimously

VOTED: To approve the regular session minutes of July 9, 2001, as drafted.

Council on Aging

It was on motion unanimously

VOTED: To accept \$145.50 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.

ExxonMobil Oil Corporation

It was on motion unanimously

VOTED: To acknowledge a notice, dated July 12, 2001, from McDermott, Will & Emery, that effective June 2, 2001, Mobil Oil Corporation changed its name to ExxonMobil Oil Corporation; said notice received with respect to the service station at 432 Boston Post Road, Sudbury, MA 01776-3010 and in connection with its inflammables storage license from the Town.

Traffic Control Signals – Dakin Road/Pantry Road

Assistant Town Manager Wayne Walker stated the original low bidder for this project was not pre-qualified by Mass. Highway Department to do this type of work so the next lowest bidder was chosen. This project is a signalization job, significantly more than construction alone.

It was on motion unanimously

VOTED: To authorize the Town Manager to execute a contract for installation of traffic control signals at the intersection of Route 117, Dakin Road and Pantry Road, with the low bidder as determined by Town Counsel, pursuant to bids opened July 12, 2001.

Minuteman Library Network Contract

It was on motion unanimously

VOTED: To approve, on behalf of the Goodnow Library, a contract with Minuteman Library Network for the second year's participation of a three-year contract in said network for the period ending June 30, 2002, at a cost of \$27,818.43, as requested by the Library Director.

Vidbel's Olde Tyme Circus

It was on motion unanimously

VOTED: To grant a special permit to SERF (Sudbury Education Resource Fund) to sponsor the Vidbel's Olde Tyme Circus at the Peter Noyes School field on August 8, 2001, as requested in a communication dated

July 18, 2001, from Karen LaCamera, Circus Fund-Raiser, subject to approval by the Sudbury School Committee, Police Chief, Fire Chief, Building Inspector, Public Works Director, and Board of Health and contingent upon proof of satisfactory liability insurance (also naming the Town as insured), and upon SERF assuring cleanup of all animal droppings and litter from the field and also working to limit ground compaction on the field to the satisfaction of the Director of Public Works.

AAA Limousine, Inc.

It was on motion unanimously

VOTED: To renew Livery and Limousine License of AAA Limousine, Inc., 39 Union Avenue, in accordance with application dated June 25, 2001, and to approve the rate schedule set forth therein, subject to approval of individual driver licenses and satisfactory inspection of vehicles by the Police Department.

Armstrong Limousine

This matter was tabled until further notice.

Youth Commission Appointments

It was on motion unanimously

VOTED: To appoint Joanne T. Bleiler, 55 Saxony Drive, and Michael W. Precourt, 63 Harness Lane, to the Youth Commission each for a term to expire April 30, 2002, as recommended by the Commission.

Election Officers Appointments

Selectman O'Brien pointed out that his wife, Lauren O'Brien, is listed as a Teller, and suggested the Board approve the list with the exception of his wife so that he may recuse himself from that part of the vote.

It was on motion unanimously

VOTED: To appoint Election Officers to serve for the 2001-2002 Election Year commencing August 15, 2001, in accordance with the names (Lauren O'Brien excluded) supplied by Beverly B. Guild, Democratic Town Committee Chairman, dated May 2, 2001, and Susan Bistany, Republican Town Committee Chairman, dated June 1, 2001, and approved by the Town Clerk.

It was further on motion by Chairman Drobinski and subsequently

VOTED: To appoint Lauren O'Brien as Election Officer (Teller) to serve for the 2001-2002 Election Year commencing August 15, 2001. (Chairman Drobinski, aye, Selectman Roopenian, aye, Selectman O'Brien recused himself from this matter.)

Osco Drug – Site Plan #01-358

It was on motion unanimously

VOTED: To approve and sign remaining sheets to Site Plan #01-358 of Osco Drug, to be located at 437 Boston Post Road.

CSX Railroad Line

It was on motion unanimously

VOTED: To approve the following draft correspondence: (a) letter from the Town Manager to the Surface Transportation Board in Washington, D.E. petitioning for reconsideration of Docket No. AB-565 (Sub. No. 1X), New York Central Lines, and Docket No. AB-55 (Sub. No. 593X), CSX Transportation, Inc., to issue a Public Use Condition and Trail Use Condition, rather than outright abandonment of the rail line over a 4.8 mile segment between the towns of Sudbury and Framingham; and (b) letter from the Selectmen to the Dept. of Environmental Management endorsing a grant application relative to converting the CSX rail corridor into a recreational trail.

Street Acceptances – Orders of Taking

It was on motion unanimously

VOTED: To sign Orders of Taking for street layouts accepted by the 2001 Annual Town Meeting under Article 12.

After discussion, it was on motion unanimously

VOTED: To reconsider the previous vote, and subsequently

VOTED: To sign Orders of Taking for street layouts accepted by the 2001 Annual Town Meeting under Article 12, for Abbottswood, Greystone Lane, and Julian's Way; and to approve for later signature the additional streets of Pipsisewa Circle, Camperdown Lane and South Meadow Drive, subject to the approval of the Conservation Commission.

NOTE: Pipsisewa Circle was subsequently approved by the Conservation Commission and the Order of Taking signed by the Board of Selectmen. Camperdown Lane and South Meadow Drive did not receive the final approval required for completion of the street acceptance process.

Verizon Utility and Access Easement/Indemnification Agreement

Assistant Town Manager Walker stated Town Counsel was able to prepare the easement and indemnification agreement for the property at Haskell Field, Fairbank Road.

It was on motion unanimously

VOTED: To approve (1) a Utility and Access Easement to Verizon New England, Inc., a permanent easement upon, under, and over a portion of the land at Haskell Field, Fairbank Road, Assessors Map F05, situated on the northwesterly side of Fairbank Road, Sudbury for the purpose of erecting and maintaining a service terminal and pad and/or underground vault and all necessary conduits and cables in connection therewith, together with appropriate screening of the installation, and together with the right to install conduits from Fairbank Road to said service terminal, and (2) an indemnification agreement stating Verizon New England, Inc. shall hold harmless Town of Sudbury from any and all injury, loss, damage of liability, or claims in respect of the foregoing, costs or expenses, including reasonable attorneys' fees and court costs, resulting from the use of the property; prepared in accordance with the Special Town Meeting vote of October, 2000.

And it was further on motion unanimously

VOTED: To approve the landscaping plan for the above easement entitled "Bell Atlantic Easement Planting Plan" dated October 23, 2000, drawn by Deborah Kruskal, Permanent Landscape Committee.

Notice of Intent – Prichett Property – 80 Goodnow Road

Present: Gordon D. Prichett and Jill P. Prichett, Owners; Frank Stewart, President, Jack Dawley, Peter Crabtree, Northland Residential Corporation; Deborah Dineen, Conservation Coordinator; Richard Bell, Stephen Meyer, Conservation Commission; William Keller, Planning Board; Laura Strong, 200 Hudson Road.

At 8:05 p.m. Chairman Drobinski convened a Public Hearing for the purpose of considering a Notice of Intent, dated and postmarked May 31, 2001, received June 4, 2001, from Gordon D. Prichett and Jill P. Prichett through their attorney, Jonathan E. Book of Foley Hoag, in accordance with G. L. Ch. 61, s8, and 61A, s14, to sell to Northland Residential Corporation or its nominee the land, with buildings and other improvements thereon, located at 80 Goodnow Road, Sudbury, containing approximately 68.55 acres, shown on plan entitled, "BASE MAP Goodnow Farm, Goodnow Road, Sudbury, Massachusetts", prepared by Matlock Associates, Lincoln, MA, and on Town Property Maps as parcels MF07-500 (23.94 acres), G07-500 (14.16 acres), F07-600 (17.95 acres) and G07-100 (12.50 acres), relative to the Town's purchase option on the lands currently assessed under Ch. 61 (forest land and forest products) and Ch. 61A (agricultural and horticultural land). The 120-day decision period will expire September 28, 2001.

The Board was in receipt of reports summarized as follows:

1) Planning Board.

Report, dated July 5, 2001, from Town Planner to Planning Bd. commenting on proposed development.

Report from Planning Board dated July 20, 2001, expressing: that they have environmental and safety concerns; that the parcel is an important one, having been ranked 4th highest by the LUPC for preserving and a secondary priority for the Town's Open Space and Recreation Plan; that the Planning Board recommends the Selectmen discuss the potential for transferring the Town's option to Sudbury Valley Trust or another conservation organization to reduce density or loss of habitat areas; that 12'-wide Goodnow Road cannot handle the traffic which would result from 8 additional lots in its current state; that the Planning Board would prefer a clustered approach to development to preserve wildlife corridors and would also prefer a process allowing Planning Board review of aspects of the development such as drainage, habitat protection and safety considerations; that, under the present proposal, voluntary designations of conservation restrictions would be necessary to assure each lot is limited to one single family dwelling.

2) Board of Assessors (July 10, 2001).

Makes no recommendation, but comments on the limited development as beneficial.

3) Fire Chief (July 3, 2001).

Commenting on proposed development:

1. 12-foot roadway should be increased to a minimum width of 18 feet with fire sprinklers installed in homes; otherwise it should be 24 feet.

2. Water mains should be extended to the street.
3. Underground utilities should be encouraged.
- 4) Sudbury Housing Authority (July 10, 2001).
Responding that the SHA does not have funding to purchase the property, but if the Town buys the land, SHA would be interested in developing a small portion for affordable housing.
- 5) Sudbury Historical Commission (July 9, 2001).
Makes no recommendation.
- 6) Land Use Priorities Committee (July 18, 2001).
Without formal meeting the Chairman reports this property ranks fourth in the overall rating score of priority parcels for preservation and notes, because of its size and connectivity, this parcel provides a unique opportunity to expand/connect to other protected lands pursuant to the Master Plan. She recommends acquiring a trail easement at the least.
- 7) Park and Recreation.
Verbal report from Pat Savage, reporting that the Park and Recreation Commission has voted not to pursue purchase, as it is not desirable for recreation purposes.
- 8) School Department - has no comment.
- 9) Sudbury Valley Trustees (SVT) (July 20, 2001).
SVT comments that the property abuts the 52-acre SVT Gray Reservation and thus its disposition is of interest to SVT and worthy of preservation; it offers potential for recreational trails with linkage to an extensive trail network; in accepting assignment of the option, SVT would need to develop a portion of the property to finance the preservation of the portions of highest ecological value – the extent of preserved land would depend upon other funding contributions; SVT requires further time to investigate development options and weigh these against the next draft of the Northland proposal.
- 10) Conservation (July 20, 2001).
The Conservation Commission supports the proposed development approach, provided the no-disturbance areas create large, contiguous, biologically and ecologically important parcels; Northland has agreed to work with the Conservation Commission to identify areas of concern, to make adjustments to the building envelopes as feasible, and grant permanent Conservation Restrictions to the Town; final soil testing is required to ascertain the areas for lot development; the Conservation Commission suggests postponing a decision on the purchase option until more definitive no-disturbance areas can be committed to by Northland pending results of soil testing; in conclusion, the Conservation Commission's intent would be to recommend the Town not exercise the purchase option provided an agreed upon minimum conservation restriction area is recorded with the release of options.
- 11) HDC - probably will not respond.

Chairman Drobinski announced the purpose of this hearing was to gather information from all parties and stated the hearing would be continued for another meeting.

Mr. Frank Stewart, President, Northland Residential Corporation, briefly described the project his corporation has proposed for the Goodnow property. He stated the Prichetts are unusual in that they are not attempting to get the most money they can for the property, but instead develop selected portions of it carefully while maintaining its natural beauty and character. He utilized drawings and plans as he described the layout of the proposal.

Mr. Stewart stated there are three existing homes in the area, and his project would involve seven estate-sized parcels/homes, for a total of ten homes. "Building envelopes" would be placed on each parcel to restrict future use of each one, as well as increase buffer zones between adjoining properties. He stated this project would be done under Approval Not Required (ANR) regulations, involving only the Planning Board. He added each parcel would carry a covenant stipulating no further subdivision, something a developer has no legal or moral obligation to do, but Northland Residential will commit to doing so.

Mr. Stewart stated approximately 60% of the property will be maintained as open space buffer. He noted a Conservation Restriction assigned to the Conservation Commission will be placed on that space.

Mr. Stewart noted Goodnow Road is a narrow road, and acknowledged public safety may be a concern for police and fire issues. He noted further the ANR process does not require the road be upgraded or improved. He stated they have been in touch with both the police and fire departments to address safety issues without compromising the natural beauty of the area by widening the road or similar measures.

Laura Strong, 200 Hudson Road, urged the Town to purchase the property due to its natural beauty, historical significance and wildlife habitat. She expressed concern that runoff (household chemicals) from this property will head toward conservation lands across the road.

Richard Bell, Conservation Commission, stated the Commission has walked the property several times and is enthused about the proposal. He gave strong praise to the "building envelope" concept, as well as the proposed conservation restrictions and restrictive covenants.

Stephen Meyer, Conservation Commission, stated there are no endangered species habitating on this property. He stated the Commission is not recommending purchase of this property as it does not possess ecological values that other properties purchased by the Town represent. The existing homes already fragment the property. It also does not provide a connection to various wildlife centers already existing, nor does it connect with the trail plan developed on these properties.

Selectman O'Brien asked what measures could be made to control stormwater runoff and its effect on existing protected lands. Deborah Dineen, Conservation Coordinator, stated natural features can be utilized to manage runoff, and implementation of pest management practices will decrease the need for household chemicals.

There was discussion regarding the narrow road and safety concerns. William Keller, Planning Board, stated Northland has been in discussions with both the police and fire departments to address these issues and expressed his belief that resolution will be reached.

Gordon Prichett, land owner, presented a history of the property and his efforts in preserving as much of its natural beauty as possible. He stated he and his wife paid for improvements to a portion of the road, which has since been repaved by the Town. He stated out of 21 bids, the bid from Northland presented the most attractive proposal, mirroring his own vision for the land.

Chairman Drobinski thanked the Prichetts for their participation in this process and their passionate interest in land stewardship.

Walter Strong, 200 Hudson Road, questioned whether several walks by the Conservation Commission can be equivalent to living near the property for over twenty years. He opined runoff from this area ends up in Hop Brook.

Ms. Dineen, Conservation Coordinator, explained what a Conservation Restriction is and how it works. She pointed out that, once it is accepted, it is a difficult process to get one lifted. She urged Mr. Strong and others to attend Conservation meetings as their input can be invaluable, having lived near these areas for long periods of time.

Cassie Quinlan, 192 Hudson Road, stated her property is where the culvert runs under the road. She opined it is difficult to believe this property exists in the middle of Sudbury as it is so beautiful. She urged the Town to work toward preserving this property as much as possible, even if it is developed by Northland.

Mr. Stewart stated a Vermont property developed by his company allows farmers to lease land and maintain the agricultural activities around the home parcels. Ms. Dineen pointed out that Northland was the developer for a group of homes in the Carding Mill area and urged residents to take a look at their work.

Ed Joseph, 38 Grindstone Lane, stated he takes his children on toboggans over this property and thanked the Prichetts for allowing such activity on their land. He questioned the notion the property has no "value" in an environmental or ecological way.

There was discussion with regard to walking trails.

Jonathan Markas, 222 Hudson Road, expressed concern for temporary traffic control while trucks are going up and down Goodnow Road. He noted he and his wife have a two-month-old baby, and their home is accessed by a blind drive. Chairman Drobinski opined all safety concerns will be addressed when the project is approved and as it progresses.

Selectman Roopenian expressed concern for future property owners wanting road improvements and what could be done to prevent that from happening. Mr. Stewart responded current property owners are very much against changing the road in any way, even to accommodate the homes in this proposal.

Selectman Roopenian expressed disappointment the Town may not be able to purchase the land, as the voters have just approved a new regional high school. She acknowledged the Prichetts have lovingly cared for the land, and opined they would not choose a developer who did not share their vision.

After discussion, it was on motion unanimously

VOTED: To continue this matter until Tuesday, September 4, 2001, at 8 p.m. to allow all soil tests to be completed and to allow additional time for the Board to review and evaluate all aspects of the proposal with due diligence, including the possibility of assigning the Town's option to purchase the property.

WoodsEdge Children's Center – Site Plan #01-360

Present: Jacqueline Downing, Owner; Scott Doyle, 67 Pride's Crossing Road.

At 9:35 p.m. Chairman Drobinski convened a Public Hearing for the purpose of considering Site Plan Application #01-360 of Jacqueline L. Downing, d/b/a WoodsEdge Children's Center, for site plan approval in accordance with Sudbury Zoning Bylaw Section 2130, Exempt Uses, and Section 6300, Site Plan Review, to reconstruct and enlarge the existing barn and add parking spaces to accommodate a merger with Sudbury Small World (approximately 45 new children) on property located at 41 Pride's Crossing Road, owned by J. L. Downing, zoned: Wayside Inn Historic Preservation Residential Zone.

Notice of the Public Hearing was posted and advertised in the *Sudbury Town Crier* on July 12 and 19, 2001. Abutters within 300 feet according to the Assessors were provided written notice by first class mail. The Planning Boards of Acton, Concord, Framingham, Hudson, Lincoln, Marlborough, Maynard, Stow and Wayland were provided notice by first class mail. Additionally, the Sudbury Planning Board and other boards and officials were notified and requested to report to the Selectmen.

The Board was in receipt of the following information from the applicant:

- 1) Site Plan Application #01-360, dated June 9, 2001, outlining the proposed changes to the barn located at 41 Pride's Crossing Road, WoodsEdge Children's Center.
- 2) Site Plan, dated July 14, 2001, entitled "WOODSEGE CHILDREN'S CENTER", accompanied by drawings A-0, A-1 through A-18, S-1 through S-3 and E-1 through E-4, drawn by Anne Draudt, Draudt Design, 138 Crescent Street, Stow, MA 01775.

The following reports were received:

- 1) From the Building Inspector dated July 5, 2001, stating a detailed site plan was required, the zoning requirements of Paragraph 6352 under site plan approval must be met, drainage calculations provided if the additional parking area is paved, and although a landscape plan by a registered architect is not required, landscaping and screening requirements of the zoning bylaw must be addressed.
- 2) From the Building Inspector dated July 18, 2001, following receipt of site plan, stating:
 - a. the proposed use is permitted by MGL Ch. 40A, s.3;
 - b. the site plan is deficient to adequately explain the following:
 1. Play yard fencing
 2. Parking lot dimensions
 3. Last parking space back-up area
 4. Ten feet required setback from parking to property line
 5. Roadway dimensions
 6. Building entry location
 7. Site lighting
 8. Handicapped parking/access
 9. New vs. existing paving
 10. New structure should be graphically shaded-in
 11. Show setback from property line
 12. Show building dimensions
 13. Designate zoning district

14. No engineer or surveyor's stamp
 15. No abutter's house or other structures shown; and
- c. his department has no objection to, or comment on, any of the seven items for which reasonable regulations can be required under MGL Ch. 40A, s.3.
- 3) From the Town Engineer/DPW Director dated July 23, 2001, commenting:
 1. Site Plan lacks stamp of professional engineer or registered land surveyor
 2. Parking calculations should be submitted for review
 3. Wetland line located at 55 Pride's Crossing Road should be located to determine resource area.
 4. There will be no increase in runoff into Pride's Crossing Road, but may be a slight increase at 55 Pride's Crossing Road. One leach pit should take care of this and soil type and depth to water table should be verified.
 - 4) From the Design Review Board dated July 16, 2001, stating they would like to further review plan on July 25, 2001, and requesting the following for that review:
 1. Landscape/planting plan
 2. Engineered site plan showing dimensions and setbacks for new parking and building structures
 3. Finished specifications and colored elevation of exterior
 - 5) Verbal report from the Conservation Coordinator, on July 19, 2001, stating there are no wetland issues concerning the facility.
 - 6) Verbal report from Police Lt. Peter Fadgen, on July 29, 2001, indicating the Police Dept. has not had any complaints with the present WoodsEdge facility and advising he sees no problems with the new plan.
 - 7) Verbal report from the Town Planner stating the Planning Board has not had opportunity to review the last site plan submission, although it did review the initial submission. The Town Planner does not believe there are any strong issues and would not advise the Selectmen to hold a decision only for the Board's input.
 - 8) From the Fire Chief dated July 20, 2001, stating it appears adequate space exists for fire and ambulance vehicles to enter and exit the site.
 - 9) From the Health Director, dated July 20, 2001, advising the Board of Health has approved a septic system design for the proposed building adequate for the 45 new children and staff.
 - 10) From the Historic Districts Commission dated July 20, 2001, stating no objections to the plan.

Ms. Jacqueline Downing, Applicant, briefly explained the proposed changes to the existing barn on the premises, to house three classrooms and a "gross motor" [exercise] room. She stated these changes are to prepare for a merger with another child care enterprise that is going out of business. She noted there is a sizable buffer between her home and the neighbors, and opined these changes should not impact the neighbors at all.

Ms. Downing stated ten additional parking spaces will be added to the existing parking, and stated further said spaces will not be paved, but finished with crushed rock.

Mr. Scott Doyle, 67 Pride's Crossing Road, asked about the number of children being added and the traffic impact. Ms. Downing responded approximately 45 children will be added to her rolls. Mr. Doyle also expressed concern for the septic system being able to handle the increased number of students as there is a pond across the street should it fail. Chairman Drobinski stated the Board of Health pays careful attention to septic systems, leaching fields, and reserve areas.

Discussion followed on hours of operation and the staggered morning drop off hours and afternoon pick up hours.

Selectman Roopenian asked about playground space. Ms. Downing stated two playgrounds are already on the grounds, and she has no plans to increase that space.

Selectman O'Brien asked about total enrollment. Ms. Downing stated that, with the new students, there would be a total of 110 students. She added that this is not a full enrollment.

There was discussion regarding the lack of a Professional Engineer stamp on the plans. Chairman Drobinski suggested Draudt Design may have a Professional Engineer in its employ, that no changes are required, and only the stamp is requested. He emphasized the importance of following the new zoning bylaw carefully and fulfilling all requirements. Discussion followed.

Mr. Doyle expressed concern for a future owner of the property having some other kind of business and whether the Town's "hands would be tied". Chairman Drobinski clarified that a change in use would require the new owner to come before the Board, at which time all proposed changes to the premises would again be scrutinized.

Selectman O'Brien asked where the dumpster was, and its proximity to the neighbors, as it was an issue with the LEAP school. Ms. Downing pointed out the dumpster's location on the plans, and stated the neighbors use the dumpster as it is convenient for the neighbor who had been ill. She opined a fence could be placed around it to make it less visible.

It was on motion unanimously

VOTED: To approve Site Plan Application #01-360 of Jacqueline L. Downing, d/b/a WoodsEdge Children's Center, 41 Pride's Crossing Road, subject to addressing the issues raised by the Building Inspector in a communication dated July 18, 2001, to his satisfaction, securing a Professional Engineer or Landscape Architect stamp on the plans, and review and approval of the Director of Public Works; to direct the Assistant Town Manager to instruct Town Counsel to prepare a Draft Decision for the Board's review; and to continue this matter until August 13, 2001, at 7:45 p.m.

Featherland Project

Assistant Town Manager Walker stated there are still some issues to be worked on for this project, including gravel, time of completion and survey work. Time necessary from the Public Works Department is also a consideration as the Haskell project requires those services as well.

Senior Outreach Specialist

Assistant Town Manager Walker announced a new staff person, Ms. Anne Marie Shaugnessy, who will serve as Outreach/Case Manager for senior issues in Town. He stated she has nearly twenty years' experience in case management and other social work matters.

Town Clerk Search

Assistant Town Manager Walker stated a total of 15 candidates applied for this position; interviews are almost concluded. He stated four to six finalists will interview with the Town Manager as well as Town Clerk from Concord. He noted the candidates are very well qualified.

Contract Negotiations – Public Works

Assistant Town Manager Walker reported the Memorandum of Understanding between the union and the Town has been ratified.

Annual Financial Summit

This has been tentatively scheduled for October 11, 2001. The Town Manager and Finance Director will present financial forecasts for the next few years; all Town boards and departments will be invited.

No Place For Hate

Assistant Town Manager Walker reported the mission statement for this program has been completed. A kickoff program will feature Mr. Stephen Ross, a Holocaust survivor, and has been tentatively scheduled for October 25 in the auditorium at the middle school.

Thanks to Kathleen Middleton

The Board extended sincere thanks and appreciation to Kathleen Middleton, Town Clerk, who will soon retire. They acknowledged her years of service to the Town and wished her well in her future endeavors.

There being no further business, the meeting adjourned at 10:35 p.m.

Attest: _____
Wayne Walker
Assistant Town Manager
Clerk Pro Tem