

IN BOARD OF SELECTMEN  
TUESDAY, JULY 20, 2004

Present: Chairman John C. Drobinski, Selectmen Lawrence W. O'Brien and William J. Keller, Jr.

The statutory requirement as to notice having been complied with, the meeting was called to order at 7:35 p.m. at the DPW Building, 275 Old Lancaster Road.

**Gale Associates Contract – Park and Recreation**

It was on motion unanimously

VOTED: To approve an agreement with Gale Associates, Inc., of Weymouth, for design and engineering services, including construction administration services, to develop the Cutting Property Athletic Field for the Park and Recreation Commission, at a fee of \$47,900, and to authorize the Town Manager to execute said documents.

**DPW Truck – Lease Purchase Agreement**

It was on motion unanimously

VOTED: To approve a Lease Purchase Agreement for purchase of a new 2004 Mack CV712 Dump Truck for the Department of Public Works for a total of \$115,027, which includes interest at the rate of 4.19%, paid over a five-year period.

**Planning/Work Session**

Deborah Dineen, Conservation Coordinator; Dennis Mannone, Director, Park and Recreation; Bill Place, DPW Director/Town Engineer.

1) DPW Salt Shed – Town Manager Maureen Valente informed the Board as follows: The Public Works Department needs to store and mix salt with sand in a manner that is efficient and environmentally sound. The existing Salt Shed poses a number of problems which Bill Place will describe. Bill and I need to develop a plan in order to take necessary action steps.

Town Manager Valente presented the Board with two alternatives for a new salt shed: construction of a new building for approximately \$600,000, or the purchase of a prefabricated system which would be significantly less expensive. She stated Chapter 90 Highway funds could be used to offset some of the expense.

Bill Place stated the existing salt shed is 28 years old and is in bad shape. Salt is leaching into Hop Brook. He reviewed a brochure on Cover-All products. The plastic cover has an expected life of ten years, while the aluminum structure could last as long as 20 years. Such a building, 100' x 160', would allow a driver to drive the truck inside the shed, load, and depart without exposing contents to elements. All sand and salt would be kept inside the salt shed.

Debbie Dineen opined such a structure could get permit approval fairly quickly as it would be included on the Order of Conditions for the DPW building itself. Mr. Place opined some construction cost could be reduced if his crew did some of the prep work instead of contracting it out.

After discussion, the Board indicated it favored the concept of purchasing a prefabricated building and directed Staff to bring a more detailed proposal to a future Selectmen's meeting.

2) Mahoney Property – The Park and Recreation Commission now has a draft Master Field Report prepared by Gale Associates, and it contains recommendations for the use of the Mahoney property for playing fields. Town Manager Valente opined the Board may want staff to consider other uses for the land, including affordable housing. Recreation needs should be considered in a larger perspective as to total fields needed and opportunities for where others could be developed.

There was general discussion on potential uses for the property. Dennis Mannone listed the number and size of various playing fields the Town needs to accommodate recreation program enrollments. If new fields were developed on the Mahoney site, they would be lighted, provided no neighbors objected. Ideally, this would be a good place for a 90' softball diamond. He outlined the basic structure of the baseball program and varying field sizes needed.

Debbie Dineen stated she created a large sketch but that Town Counsel has it. Using a smaller sketch, she pointed out areas containing vernal pools and other protected areas. She then pointed out disturbed areas, and areas she believes the Commission will want for mitigation. In response to a question about how much land is needed for mitigation, she replied there are no real formulas for determining how large a particular habitat needs to be, though there are general guidelines. For Conservation purposes, the main issue is that of quality, not quantity. Discussion followed.

The Board agreed to a two-step process for Staff to follow: first to determine whether or not the parcel might be suitable for wastewater treatment needs. Debbie Dineen stated she has a soil test report which she gave to Town Counsel. Soil tests will be performed if the report is incomplete or inconclusive. Second, to develop a mixed-used recreation/affordable housing plan. There may be some funding support from the Sudbury Foundation for field development. CPA funds may also be available. Staff was asked to bring both results back to the Board for further discussion.

3) Gravel Pit – The Town is ready to commence mining operations in parts of the Gravel Pit we have avoided up to now. First is the area located in Concord where we have agreed that we will present the Concord Planning Board with a site plan (although we are exempt by their bylaw). Second is the area on the far eastern side where the town of Concord argued that a perennial stream was located. This challenge was made to DEP four years ago, and no response has even been received from DEP.

There was general discussion regarding riverfront areas, disturbed areas, DEP involvement, how to approach the Town of Concord, preparation of a site plan.

The Board agreed that Staff should prepare a site plan to file with the Town of Concord, and Town Counsel should work with the Town Manager on the issue of determination of riverfront status of the Easternmost part, and otherwise continue generating revenue for Sudbury by the sale of the gravel.

4) Rail Trail – Town Manager Valente indicated she believes the Board should address the issue of a new Rail Trail Committee. In particular, if the Town wants to develop the Lowell-Sudbury line (Bruce Freeman line), now is the time to create a new committee, as Phase 1 is being put out to bid, and Phase 2 design work needs to begin.

Town Manager Valente opined there may be state or federal funds to help with costs. She stated further other towns in Phase 2 (Acton and Concord) have already begun doing a study on their portion of the

lines. Some abutters do not prefer development at all, and there is difference of opinion on width and composition of the trail among those who favor development. The Board agreed to create a committee, and asked the Town Manager to draft a mission statement for the Board to review.

5) Town Centre – Bill Place had Chapter 90 funds approved for making engineered traffic, drainage and road improvements to the intersection of Concord Road/Hudson Road/Old Sudbury Road, and received a proposal for consulting services from the engineering firm of VITO for a concept for these improvements. A Steering Committee was created in 1999 to develop plans for improving the pedestrian and traffic circulation with emphasis on enhancing the historic character of the area. When the previous Town Manager left, the committee's work stalled. The Chapter 90 funds have since been reallocated and are no longer available. Town Manager Valente suggested that the committee membership be reviewed, rejuvenated and reassigned its mission statement.

Discussion ensued on what improvements are desired, and the potential results. Town Manager Valente expressed a feeling that the Town Planner's participation is the key to this project's success, but was concerned that her efforts are being spread out on Economic Development, wastewater needs, and other projects, and she might not have time for this.

The Board endorsed the Town Manager's request to reactivate this committee and request the Town Planner to postpone Economic Development efforts for now to be able to allocate time to this project. Selectman Keller also agreed to serve on this Committee.

6) Frost Farm Farmhouse – Town Manager asked the Board to endorse a plan that can be put into place for this winter so that Town staff does not have to worry about keeping the pipes from freezing and other weather-related problems.

Several people are interested in renting it. Rent could be at least \$1,500 per month. Lead paint testing will need to be done before a family could rent it. Town Manager Valente asked for the Board's thoughts. While the Board hoped that someday the house could be renovated to serve as a function room type building for small gatherings, they approved the Town Manager's request to find a tenant for the house and expressed its preference for a Town employee to have first choice as a renter.

7) Youth Coordinator Position – Town Manager Valente asked for the Board's thoughts on how this position could be utilized, and whether it should be with Park and Recreation Department or Board of Health/Social Worker. The Board indicated they preferred reformatting the position within the Park and Recreation Department, with appropriate supervision.

There was general discussion on whom the target group should be. Youth activities such as the teen center are sometimes perceived to be glorified babysitting for teenagers. Town Manager Valente stated she will spend more time evaluating the options, but expressed the initial thought that Park and Recreation is the right place for this position and its programs.

### **Maple Avenue – The Meadows**

Town Manager Valente informed the Board she had received word the developer was withdrawing the application for the construction access license and water easement. The developer is distressed the abutters have filed suit, and he does not want to expend additional funds on efforts to address neighbors concerns if he also has to incur legal costs on an appeal. No official withdrawal has been submitted so she will proceed as usual until withdrawal is received.

Ms. Valente asked the Board if they wanted Paul Kenny to handle the Maple Avenue litigation (abutters appealing the Board of Appeals decision) or to retain special counsel. After discussion, it was agreed to let Mr. Kenny handle it.

**Advanced Life Support**

Town Manager Valente updated the Board on what the Town of Wayland is doing to determine their Advanced Life Support needs (costs, response time, and availability). She noted that Sudbury is well served by the ALS system based at Emerson Hospital, but would like to keep an eye on Wayland's efforts and see how things go for them. It is possible valuable information will surface that will ultimately help other communities deal with a similar situation.

There being no further business to bring before the Board, the meeting adjourned at 10:20 p.m.

Attest: \_\_\_\_\_  
Maureen G. Valente  
Town Manager-Clerk