

IN BOARD OF SELECTMEN
TUESDAY, OCTOBER 25, 2005

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

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

Opening Remarks

Chairman O'Brien announced the Board was wearing "01776" t-shirts this evening to support the upcoming HOPEsudbury Telethon and Auction on October 29 at the Lincoln-Sudbury Regional High School. He encouraged all residents to tune in and bid on donated items in this fundraising event.

Chairman O'Brien commended the Department of Public Works for outstanding performance in maintaining streets and clearing drains during the recent deluge of rainfall. Town Manager Valente stated the Carding Mill dam, owned by the Town of Sudbury, has been inspected and is holding up well, but we will continue to monitor it as rainfall continues.

Minutes

It was on motion unanimously

VOTED: To approve the minutes of the October 11, 2005 meeting.

Troop 60 -- Eagle Scout

It was on motion unanimously

VOTED: To send a letter of congratulations to Jeffrey Richard Wurm, 411 Concord Road, on the attainment of the rank of Eagle Scout.

Executive Office of Public Safety: Local Preparedness Grant – Fire Department

It was on motion unanimously

VOTED: To accept a grant in the amount of \$12,000 from the Executive Office of Public Safety for a Local Preparedness Grant to be used for public safety equipment purchases by the Sudbury Fire Department, specifically including a Polaris All Terrain Vehicle and security camera equipment.

National Incident Management System (NIMS)

It was on motion unanimously

VOTED: To designate the National Incident Management system (NIMS) as the basis for all incident management in the Town of Sudbury, in coordination with the President's Homeland Security Directive, and to sign a resolution therefor.

Youth Commission – Appointment

It was on motion unanimously

VOTED: To appoint Gregory Bochicchio, 22 Pine Ridge Road, to the Youth Commission for a term to expire April 30, 2006, as recommended by the Youth Commission and Assistant Town Manager Wayne Walker.

Electronic Sign Boards

Town Manager Valente asked for the Board's input on whether the newly purchased electronic sign boards should be used for announcing public events at schools and in the community, or for limited purposes such as public safety. Examples would be road work, detours, or the unlikely occurrence of a health hazard.

Selectman Keller opined many organizations would like to announce events this way, and it could become problematic choosing which groups get to use them. He opined further that, for large events such as Sudbury Day, an overhead banner is more impressive and less visually intrusive.

Town Manager Valente opined that restricting use would draw public attention to very important matters when the signs are used.

After discussion, it was on motion unanimously

VOTED: To establish a policy for the Town's electronic sign boards such that they will be used only for public safety, public works and public health purposes, as deemed necessary by the Town Manager, Director of Public Works, Health Director, Police Chief or Fire Chief.

Site Plan Application SP05-381 – Frugal Flower

Present: Craig Wambolt, Owner; Joseph Peznola, Hancock Associates; Jody Kablack, Town Planner.

At 7:45 p.m. Chairman O'Brien convened a Public Hearing to consider Site Plan Application SP05-381 of The Frugal Flower, Craig Wambolt, owner, in accordance with Town of Sudbury Zoning Bylaw Art. IX, Section 6300, Site Plan Review, for expansion of the parking lot to include parking in front of the building, drainage/stormwater management improvements, landscaping, and sign relocation on property located at 736 Boston Post road, Parcel K05-0011, owned by Big Daddy Realty Trust zoned Business District 6, Residential A, and Water Resource Protection District Zones II & III.

Notice of the Public Hearing was duly posted and advertised in the *Sudbury Town Crier* on October 6 and 13, 2005. Abutters according to the Assessors were provided written notice by first class mail. The Sudbury Planning Board and other boards and officials were notified and requested to report to the Selectmen.

The Board is in receipt of the following:

1. Site Plan application dated August 17, 2005, received August 19, 2005, enclosing site plan entitled "Site Plan Proposed Parking Lot Expansion, 736 Boston Post Road, Sudbury, Massachusetts 01776 for The Frugal Flower", drawn by Hancock Associates, Sheets 1, 3, 4, 5, & 6 dated August 17, 2005, and Sheet 2 dated

January 25, 2005, revised June 14, 2005 and August 15, 2005. Revisions of Sheet 1, dated September 29, 2005 and Sheet 3, dated October 7, 2005, were received October 13, 2005.

2. Report from the Planning Board dated October 19, 2005, recommended approval of the subject Site Plan application with the following conditions:
 - 1) Grant of five variances by the Board of Appeals.
 - 2) Receipt of an explanation of the changes made in the revised plans.
 - 3) Relocation of the existing stockade fence directly around the refuse container and against the parking lot so that sprawl into the residential area is discouraged. A three-foot separation from the fence to the edge of the parking lot to allow for snow storage would be acceptable.
 - 4) Addition of several more street trees and shrubs planted along Route 20 and notation of the quantities of plants proposed to shield the parking from view from the public way, subject to review after installation to assure performance standards of the condition are met. If additional screening vegetation is required, the application should be required to supplement the area with additional vegetation.
 - 5) Enclosure of the refuse container by a six foot high wooden stockade fence with front gate, to be noted on the plan.
 - 6) Approval of the stormwater management system by the Director of Public Works, including review of the necessity for the addition of curbing around the entire paved area.
 - 7) Details on the sign and outdoor lighting fixtures must be provided for review and approval. Design Review Board approval for the sign is required.
 - 8) Verification that the approved Order of Conditions from the Conservation Commission complies (corresponds) with the August 17, 2005 plan (as revised) by Hancock Associates. The Plan cited in that approval is May 23, 2005.
 - 9) In order to fulfill all conditions of the revised plans, the Selectmen are urged to require a performance bond for this site. The performance bond should include all landscaping, fencing, drainage and other improvements that will affect the visual and environmental aspects of the site if not completed. The bond should be required to be submitted within a reasonable time period of the approval of the Site Plan and before any work is commenced, and should not be released until an as-built plan showing conformance with the requirements of the various town board approvals has been submitted and accepted.
 - 10) The Planning Board notes that the 14-foot wide aisle meets Zoning Bylaw Section 3145 for one-way traffic; however an 18 foot wide fire lane has been noted as required by the Fire Chief. The Planning Board urges the applicant to respond directly to the Fire Chief on this issue.
3. Report dated September 29, 2005, from the Building Inspector providing the following comments:
 - 1) Five variances from the Zoning Bylaw require approval by the Board of Appeals.
 - 2) A Performance Bond must be required to ensure any conditions imposed by the decision of the Selectmen are met. A Certificate of Occupancy will not be issued, as no building permit is involved.
 - 3) The building height should be calculated by the engineer and added to the site plan.
 - 4) (Referring to the first plan submission), the dimensions of the parking spaces do not appear to meet Zoning Bylaw minimums per Section 3130.
 - 5) There must be two handicapped accessible parking spaces located on the shortest accessible route of travel from the parking lot, one of which must be van accessible.
 - 6) Information regarding the trellis, including its size and scope should appear on the plans.
 - 7) The original Site Plan was approved for the construction of a 6624 sq. ft. garden center comprised of a florist shop and greenhouses. The applicant must provide a floor plan showing proposed floor plans, associated uses, and location of any other businesses using the building.

- 8) In the future, is this building going to be considered a mixed use? If so, no further site plan would be required as uses change.
4. Report dated August 26, 2005, from the Town Engineer/DPW Director **based on the first plan submission** stating that:
 - 1) The original site plan was approved for 26 parking spaces. The applicant is proposing to reconfigure the office and retail space thus requiring 39 parking spaces by adding 11 parking spaces to the front of the building. Please be advised the site was not constructed in accordance with the approved plan and the 26 original spaces could not have been constructed.
 - 2) Parking stalls having an angle of 60 degrees (one way) are to be designed having a width of 10.4 ft. and length of 22 ft.
 - 3) Loading area has not been provided. This business has routinely seen tractor trailer trucks unloading at various hours of the day.
 - 4) Unless refuse is picked up before or after hours, there is no access to the refuse disposal area.
 - 5) The issues raised in a letter dated July 24, 2005, to the Selectmen's Office have not been addressed.
 - 6) The applicant should be required to comply with the original site plan approval prior to the Board's review of this application.
5. Report dated October 4, 2005, from the Design Review Board to the Board of Appeals stating: The plans presented seemed similar to those presented by the Sudbury Design Group in April 2003. However the Design Review Board recommends using the Sudbury Design Group's planting plan which was more detailed and better designed. The current plan has only four street trees and implies that yews are a ground cover for the street barrier. The plan designed by Sudbury Design Group had the yews as a wavy hedge and five street trees. It is also noted that the applicant will need to re-apply for its sign as it does not conform to the current bylaw.
6. Copy of the Order of Conditions issued by the Conservation Commission dated September 12, 2005.
7. The Fire Chief has indicated verbally that his only issue is that concerning the request for an 18-foot travel lane, which is noted in the Planning Board report.
8. Draft of Board of Appeals unanimous vote granting variances on Cases 05 – 42 through 46 and various Conditions thereof.

Ms. Jody Kablack, Town Planner, reviewed reports from Town staff and committees received thus far.

Utilizing drawings, Mr. Joseph Peznola, Hancock Associates, described the project, directing the Board's attention to various areas as he spoke. He stated outstanding Conservation issues will be addressed with this project. Mr. Peznola stated variances on a number of things have been granted from the Board of Appeals. He stated the primary objective of the project was to adapt the site to dovetail with the changing nature of Mr. Wambolt's business, to increase parking for both Mr. Wambolt's business and that of his tenants, along with associated landscaping and drainage improvements.

Mr. Craig Wambolt, Owner, stated that his business has gone into different areas of retail business as they found it difficult to compete with Home Depot in Marlborough which offers many plants and associated garden supplies at discount prices. Frugal Flower therefore focuses more on cut flowers, arrangements, potted plants, centerpieces, flowers for events and FTD orders.

Responding to a question from Chairman O'Brien, Mr. Craig Wambolt, Owner, stated the current tenants in the building are a Curves exercise studio, two contractor offices, and offices for his business, as well as some storage area.

Mr. Wambolt opined the landscaping improvements and new sign will improve the appearance of the business from the roadway, and improve the flow of traffic around the site.

Mr. Peznola stated the Fire Chief expressed concern that the traffic lane around the building was not wide enough, and stated they will be working to resolve that issue. The number of parking spaces will also be addressed.

Mr. Peznola stated the Conservation Commission has prohibited the business from storing anything at the rear of the property. The 6' stockade fence has already been installed, though the Planning Board would prefer to relocate or eliminate it as it presents a potential for illegal storage of commercial related items in an area zoned residential. Mr. Wambolt stated the fence was installed for the privacy of neighbors across the pond and to prevent headlights from shining into their yards at night. He opined it also prevents any commercial activity from spilling over into the wetlands areas.

Ms. Kablack stated the original site plan contained no fence or screening. Plans developed by the Sudbury Design Group presented two years ago placed the fence elsewhere, in a more favorable location in the view of the Planning Board.

Mr. Wambolt stated the fence should not be moved forward as it provides a place for snow to be plowed up against it during the winter. If it is too close, the snow will impede traffic flow. The fence has been there since 1997 or 1998, and he stated his opinion that moving it will hurt the relationship with the neighbors. Ms. Kablack stated she would research the Zoning Bylaw with regard to snow removal/storage. Discussion followed. Selectman Keller suggested Mr. Wambolt consider possible options while the Zoning regulations are investigated.

With regard to the landscape plan, Ms. Kablack stated the Planning Board is asking that the plan be more detailed and meet needs of the site. She suggested the Selectmen plan to do a site visit to see that the final plantings meet the intent of the landscaping plan.

Selectman Keller asked Mr. Wambolt to explain the use of a trellis as the Building Inspector expressed concern on this issue. Mr. Wambolt stated the trellis is used to display items during holiday times, and is sometimes moved around the site as need arises.

Mr. Wambolt stated the sign will now be in compliance with the sign bylaw, as the old sign was too tall.

Chairman O'Brien asked about alternatives for storage of snow on the site other than against the fence in the rear. Mr. Wambolt replied most areas are protected by conservation regulations for wetlands areas or are too close to Route 20. He opined areas that drop off toward the stream are off-limits for snow storage. The Board asked Mr. Wambolt to explore other options for snow storage.

Mr. Wambolt stated he is already supplying a bond of \$17,000 to the Conservation Commission and suggested any additional items be rolled into that bond if they overlap in any way. Ms. Kablack stated she was unaware a bond was posted through the Conservation Commission, and said she would look into it.

Discussion followed, noting that specific performance points carry a specific dollar amount. Selectman Keller advised the applicant that when the Planning Board requires a bond, as specific items are completed on the site, the attached amount of money is released. Mr. Keller stated it is the responsibility of the applicant to show proof such item has been completed. Mr. Wambolt opined this to be a good approach and asked for a list of items with specific dollar amounts for each. Ms. Kablack indicated she would look into this as well with the Conservation Commission. Mr. Keller opined the Conservation Commission has not often required a bond in the past and therefore is not accustomed to a specific procedure.

Chairman O'Brien summarized the outstanding issues as follows: discrepancy on dates noted on plans, location of fence, areas for snow storage, and width of travel lane required by Fire Chief, and details on how much bond the Board should require for items not covered through the Conservation Commission bond.

It was on motion unanimously

VOTED: To continue this matter to November 8, 2005, at 8:30 p.m.

Town Forum

At 8:30 p.m. Chairman O'Brien convened Town Forum, during which time reports were heard from the Town Report Committee and the Board of Assessors.

Ms. Margaret Castoldi updated the Board of the activities of the **Town Report Committee**. She stated members are busy preparing for the new report entitled "Seasons of Sudbury." She stated the document is now computer-generated as a Microsoft Word document, and artwork submitted by Sudbury Public Schools students is scanned and inserted throughout. Ms. Castoldi thanked Tim Coyne for his photographs and Technology Administrator Mark Thompson for assisting with the technical issues.

The Board of Assessors report was presented by Trevor Haydon, Chairman, with the rest of the Board of Assessors in attendance. Topics such as assessment to sales ratio, revaluation, assessments in general, abatements, Clause 41C applications, Clause 18 applications, and tax deferral were discussed.

Reports concluded at 8:57 p.m. Refreshments were served.

Site Plan Application SP05-380 – Sprint PCS

Town Manager Valente stated the revised landscape plan relative to Site Plan Application SPO5-380 of Sprint PCS was not yet ready and advised the Board to table this matter until its next meeting. The Board agreed.

Conservation Restriction – Brookside Farm

It was on motion unanimously

VOTED: To approve acceptance of a Conservation Restriction from Terra Holdings, LLC, on those portions of lots 3 through 9, shown as "Conservation Restriction" on the plan entitled "Conservation Restriction Plan Lots 1 thru 9 'Brookside Farm' in Sudbury, Massachusetts," by Sullivan Connors and Associates, dated September 7, 2005 (former Letteri property). [Document has been approved for signing by the Executive Office of Environmental Affairs.]

Medicare Modernization Act of 2003

The Board reviewed a report, dated October 12, 2005, from Assistant Town Manager Wayne Walker relative to the Medicare Modernization Act of 2003, which establishes a new prescription drug benefit for Medicare-eligible retirees known as "Medicare Part D." Two options for equivalent coverage are in effect for retirees from the Town, and will continue to be offered. Other options for "Part D" coverage are available with more coming on the market. The provisions of the Medicare Modernization Act necessitate that choices must be made very soon by both retirees as to selection and the Town as to its offerings. Toward this end, Mr. Walker asked the Board to authorize him to file the application for a federal subsidy for allowable prescription drug expenses incurred by Blue Cross/Blue Shield Medex subscribers. Mr. Walker stated the deadline for such application is October 31, 2005. By doing so, the Town retains the option of adopting an alternate method of compliance as further information becomes available in the interim.

After discussion, it was on motion unanimously

VOTED: To authorize Assistant Town Manager Wayne R. Walker to file application, prior to the amended deadline date of October 31, 2005, with the Centers for Medicare and Medicaid Services (CMS) to secure a federal subsidy for allowable prescription drug expenses incurred by Blue Cross/Blue Shield Medex subscribers.

Temporary Construction Trailers – Former Mahoney Property

Present: William A. DePietri, Capital Group Properties; Ray Bachand, 63 Old Framingham Road; Leigh Dunworth, 78 Old Framingham Road.

At 9:15 p.m. Chairman O'Brien convened a discussion for the purpose of granting approval of a request dated October 14, 2005, from Capital Group Properties to install three temporary office trailers on the former Mahoney Farm property located between Nobscot Road and Old Framingham Road for a period of up to twelve months during construction of a housing development.

The Board reviewed the following information:

- 1) Request, dated October 14, 2005, from William A. DiPietri, Capital Group Properties, asking permission to place three trailers on property between Nobscot Road and Old Framingham Road, as follows: Marketing Trailer for use of sales staff, office trailer for Construction Manager, and office trailer for use by the site Contractor. Construction trailers to be in place for the duration of the construction phases, while the Marketing Trailer would be in use for a period not to exceed one year, or until the model unit is completed.
- 2) Report, dated October 20, 2005, from the Town Planner, advising against the proposed locations:
 - a) Trailers #2 and #3 are located in a natural wooded buffer; additional clearing has been prohibited by the Planning Board;
 - b) Trailers on Old Framingham Road will increase traffic, which is against the intent of the use of the road in the Planning Board decision for the development, which specifies all construction traffic must use Nobscot Road; and
 - c) marketing trailer is proposed for a very visible area on Nobscot Road where it will likely be unattractive. Ms. Kablack suggests all trailers be placed within the perimeter of the development, directly adjacent to the roadway, in one of the dual driveways that form the main entrance to the site on Nobscot Road.

- 3) Report, dated October 20, 2005, from the Building Inspector, noting no issues or concerns with this application.
- 4) Report, dated October 21, 2005, from the Conservation Coordinator, stating Trailer #1 may not be placed as shown or anywhere in the Open Space; no structures are permitted in any Open Space area. Ms. Dineen states further the contractor trailers should be specifically located in an area that is already permitted for vegetation removal and regrading, and no new disturbance beyond that permitted on the approved plans should occur to accommodate the trailers.
- 5) Report, dated October 24, 2005, from the Police Chief, stating the Police Department does not have any objections to this request with the following caveat: if approval is given for the placement of the trailers, the department requests that a representative of Capital Group Properties provide the department with the following information, specifically a) will the trailers be alarmed and what will be stored in them, b) a list of the people and their phone numbers for contact in the event of an emergency at night or on a weekend; and c) the name and phone number of a contact person during regular business hours.
- 6) Report, dated October 21, 2005, from the Town Engineer/DPW Director, with the following comments: a) the locations do not appear to inhibit sight distance, b) erosion control measures should be placed around the wetland area by Nobscot Road, c) the areas should be restored back to their original condition upon removal of the trailers, and d) 1 1/2" stone should be placed at each entrance to prevent soil from entering the public way.
- 7) Letter, dated October 25, 2005, from William A. DiPietri, Capital Group Properties, submitting a new location for the construction trailers, as well as a description of the exterior features of the sales trailer. The sales trailer will face Nobscot Road, consisting of two entry doors with exterior wood platform with wood railings leading to wood stair to grade. Area around the trailer entrance will be landscaped on both sides with scrubs and flowers. The Nobscot Road entrance will be via an existing driveway, and an area to the left of the trailer will be prepared for client parking.

Mr. William A. DiPietri, Capital Group Properties, asked that tonight's discussion focus only on Construction Trailers #2 and #3, and that discussion of Sales Trailer #1 be postponed until the next meeting. He noted that revised information was used in relocation of Trailers #2 and #3, which would eliminate the need for further clearing of trees merely to place the trailers.

Ms. Jody Kablack, Town Planner, stated her report is based on the original plans submitted, but noted that predominantly construction traffic should be allowed only to use the Nobscot Road entrance, and not traverse Old Framingham Road. Mr. DiPietri stated the proposed relocation of Trailers #2 and #3 put exactly that idea into practice.

Mr. Ray Bachand, 63 Old Framingham Road, stated he has a number of concerns regarding the development and would like to minimize disruption within the neighborhood. He asked why the trailers had to be placed within view of his property. He opined that a construction trailer is considered temporary, but can be there for two or three years. Mr. Bachand opined the house purchased on the property should be able to house the offices, and there is also plenty of land available to relocate the trailers.

Mr. DiPietri responded that the house will be occupied until 2007, and that, while the entire former Mahoney property parcel consists of 78 acres, the development will occupy only 12 acres, as the rest the property has been deeded back to the Town as open space/conservation land.

Mr. Bachand stated the Newell property offers more acreage, to which Mr. DiPietri stated that is a separate development, and they do not hold the title to that land yet. Chairman O'Brien stated the Mahoney property was in litigation for several years, separate from any transaction for the Newell property, and that tonight's discussion is only on the 12 acres where the development is being built.

Mr. Bachand asked why the trailers have to be placed where they are. Chairman O'Brien responded that the trailers have to be placed where there is no disturbance to wetlands areas, buffers, or with minimal impact to the site, while still allowing for functional operation of the construction crew. He stated further the Town Engineer, Planning Board and Conservation Commission all reviewed this placement issue.

Discussion followed on the placement of a stockade fence to block Mr. Bachand's view of the trailers. Mr. Bachand insisted the fence should entirely block his view of the trailers, both height and lengthwise. Mr. DiPietri stated blockade fence comes in heights of 6' or 8', and usually in 8' sections. Mr. Bachand suggested a variance be obtained if the Town's height limits on fences don't allow sufficient height to block his view. Chairman O'Brien stated the Board of Selectmen does not have the authority to grant a variance. Selectman Keller stated that aesthetics, or the appearance of something, does not qualify as criteria on which a variance is granted.

Mr. DiPietri stated the earth berm for the septic system, along with pine tree buffer, will be in place by May of 2006, so there will be additional buffer/screening between Mr. Bachand's property and the trailers. This work is scheduled to be completed before the model unit is open to the public for viewing. A fence constructed to block view would be used for only a six-month period. Ms. Kablack opined the earth berm is part of the planting/landscape plan. Discussion followed.

Mr. Bachand suggested placing the trailers further inside the parcel, near the road going through the complex. Mr. DiPietri responded that the idea is to place the trailers in such a way that they are present for the duration of the construction, and are the last things to be pulled out when construction is complete. This way they are not moved from spot to spot during the construction phases.

Mr. Bachand registered a complaint about construction vehicles recently blocking traffic on Old Framingham Road. He stated his daughter's school bus could not get through and a special van had to be sent to pick her up. Ms. Kablack, Town Planner, stated she had not heard any complaints about traffic or the school bus issue. Mr. DiPietri stated the construction road and entrance from Nobscot Road are complete, and all construction traffic began using Nobscot Road, beginning today. He stated construction vehicles did use Old Framingham Road until the construction road was completed.

Ms. Leigh Dunworth, 78 Old Framingham Road, asked that the trailers not be put in until the road is finished. Mr. DiPietri restated that the construction road is complete, and that the trailer area still needs to be graveled and prepared before the trailers are placed. Selectman Drobinski suggested the Police Department could be advised to patrol that area more diligently to make sure traffic is using the appropriate entrance, and to monitor illegal parking by construction crew individual vehicles.

After discussion, it was on motion unanimously

VOTED: To grant a special permit to place temporary construction trailers known as Trailers #2 and #3, as proposed in revised plans dated October 25, 2005, relative to the construction project by Capital Group Properties, on the former Mahoney Farm property located between Nobscot Road and Old Framingham Road; said approval shall expire October 31, 2006, and be subject to: 1) the placement of an 8' high

stockade fence to block view of said trailers, the length of said fence to extend beyond the length of the trailers by an 8' fencing section on each end of the fence (as approved by the Building Inspector); 2) all construction traffic must use the Nobscot Road entrance, and no construction vehicles are allowed to park on Old Framingham Road; and 3) extension of said permit shall require application and further approval by the Board of Selectmen in the fall of 2006.

It was further

VOTED: to continue discussion of trailer known as Trailer #1 until November 8, 2005, at 7:45 p.m.

2006 Annual Town Meeting Selectmen Articles

Town Manager Valente asked for the Board's input on the draft list of potential articles for the 2006 Annual Town Meeting. After brief discussion, articles on curbside pickup and Davis field improvements were deleted. The latter should read Lincoln-Sudbury field improvements.

It was on motion unanimously

VOTED: To approve the list of 2006 Annual Town Meeting Potential Articles, dated October 25, 2005, as amended, for action by the Town Manager.

Libby Property – Right of First Refusal

Town Manager Valente asked for the Board's authorization for her to sign the Agreement of Right of First Refusal for the Libby Property, 77 Water Row. The Board reviewed a draft of the Agreement, which will need final approval by Town Counsel.

It was on motion unanimously

VOTED: To authorize the Town Manager to sign an Agreement of Right of First Refusal, subject to final approval by Town Counsel.

HOPEsudbury Banner – Haskell Field

Town Manager Valente stated her office was in receipt of a request from HOPEsudbury to hang a banner on the Haskell Field fence for two days prior to the October 29th Telethon and Auction.

It was on motion unanimously

VOTED: To grant permission for HOPEsudbury to hang a banner announcing the October 29th Telethon and Auction on a Haskell Field fence for two days prior to the event, and requiring said banner to be removed immediately following the conclusion of the event.

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

Attest: _____
Maureen G. Valente
Town Manager-Clerk