

IN BOARD OF SUDBURY SELECTMEN
TUESDAY, SEPTEMBER 25, 2007

Present: Chairman John C. Drobinski, Vice-Chairman Lawrence W. O'Brien, Selectman William J. Keller, Jr., and Maureen G. Valente, Town Manager

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

Opening Remarks

At 7:30 p.m., Chairman Drobinski opened the meeting. He announced that the Police Department will hold two open houses, one on September 26 from 6:00 p.m. to 9:00 p.m., and the other on October 6 from 9:00 a.m. to 1:00 p.m. to address issues in anticipation of the upcoming ballot question regarding construction of a new Police Station. The community will have the opportunity to vote on this issue as well as for a new representative in Congress at a Special Town Election on Tuesday, October 16, 2007.

The Chairman also reported that Sudbury Day was a great success last Saturday, giving families the opportunity to celebrate and learn more about the Town. Volunteer Appreciation was also celebrated to open Sudbury Day festivities. Chairman Drobinski thanked the many volunteers who give of their time and resources throughout the year to help make Sudbury a special place to live. Town Manager Valente announced that a gift swatter is available by contacting the Selectmen's Office or respective Department Heads for any Town volunteer who did not receive their token of appreciation.

Public Hearing: NStar and Verizon Utility Petition UP#07-03

At 7:35 p.m., Chairman Drobinski opened a public hearing regarding Utility Petition UP#07-03 from Boston Edison Company, d/b/a NStar Electric, for the purpose of obtaining a Grant of Location to install approximately 70 feet of conduit at PMH 21229 easterly at Mahoney Farm Lane in order to provide service to a new subdivision (Grouse Hill) located off Old Framingham Road as requested in a letter dated August 16, 2007.

Town Manager Valente noted that comments from Town Staff are supportive of this request, and no problems are anticipated.

It was on motion unanimously

VOTED: To approve a Grant of Location for Utility Petition UP#07-03 from Boston Edison Company, d/b/a NStar Electric, for the purpose of installing approximately 70 feet of conduit at PMH 21229 easterly at Mahoney Farm Lane in order to provide service to a new subdivision (Grouse Hill) located off Old Framingham Road, as requested in a letter dated August 16, 2007.

Public Hearing: Omnipoint Communications, Inc.

Present: Brian Grossman, Prince, Lobel, Glovsky & Tye LLP

At 7:47 p.m., Chairman Drobinski opened a public hearing regarding Site Plan Application #07-002 of Omnipoint Communications, Inc., 712 Boston Post Road, Martel Business Realty Trust, owner, in accordance with Town of Sudbury Zoning Bylaw Art.IX, Section 6370, Minor Site Plan Review, for installation of wireless services, which was continued from September 11, 2007.

Town Manager Valente distributed to the Board a Draft Decision dated September 25, 2007, a letter from the applicant's attorney to the Zoning Board of Appeals, dated September 25, 2007, requesting a withdrawal without prejudice of its application for Use and Dimensional Variances at 587 Boston Post Road, and a letter from the applicant's attorney requesting an extension for the site plan approval. Ms. Valente noted that recommendations previously made by the Board have been incorporated into the revised Draft Decision.

Chairman Drobinski asked Mr. Grossman whether Omnipoint had reconsidered the Board's request that it grant a larger contribution than \$2500 to the Town as a condition of approval. Mr. Grossman replied that Omnipoint has agreed to many of the Board's requests, however, it believes that the \$2500 contribution remains appropriate within the scope of this application. Chairman Drobinski stated that the Board will expect a larger contribution from Omnipoint for future applications, and hopes Omnipoint is cognizant of this position. Mr. Grossman said he has relayed that message to the applicant.

Mike Huling, 55 Washington Drive, referenced a recent newspaper article which prompted the following questions from him:

1. Why are three antennae necessary when there is no coverage gap to the north as evidenced by the applicant's maps, and the coverage gaps have been clearly defined as being to the east, west and south?
2. Is the condition of the site plan decision to withdraw the Bartlett application for a facility at 587 Boston Post Road premature, given that there were no objections voiced for that site versus the significant objections presented by abutters to the Sudbury Rental site, and can this condition be withdrawn, so as to keep the Bartlett site available as an option?

Selectman Keller clarified for Mr. Huling that the application for 587 Boston Post Road has been withdrawn without prejudice, which allows the applicant to resubmit and pursue that site at any time. Mr. Huling also asked if the Wayside Inn Martha Mary Chapel site is still under consideration, to which Mr. Grossman responded that it was.

Chairman Drobinski acknowledged Mr. Huling's questions and stated such concerns are within the jurisdiction of the Zoning Board of Appeals (ZBA) and thus, cannot be addressed by this Board.

Cheryl Boland, 11 Washington Drive, stated that it has come to her attention that a licensed preschool/day care center is located at 1 Washington Drive, which is within 500 feet of the proposed site. Ms. Boland also stated that she believes cell towers cannot be installed within 1000 feet of a school. Thus, Ms. Boland would like the Board not to approve this application this evening so that this issue can be revisited by the ZBA.

Vice-Chairman O'Brien echoed the Chairman's earlier words by informing the abutters that these issues should have been addressed by the ZBA. Ms. Boland asked if this Board could order the ZBA to reopen its hearing. Chairman Drobinski responded that this Board cannot request the hearing be reopened. Mr. Drobinski advised the abutters to pursue the proper process by contacting the Building Inspector, who can further advise them on appropriate options available.

Selectman Keller cautioned the abutters to be aware of the potential litigation ramifications of any future actions they pursue. He noted that the law, according to the Federal Government, has drawn the conclusion that there are no adverse health effects related to cell towers.

Ms. Boland expressed her outrage towards how the ZBA has handled this application. She also said she is confused as to how the application has become three towers from the originally proposed one tower.

Mr. Grossman responded and said that this application is not for three towers, but rather three antennae located within two pipes which are all part of one facility.

Vice-Chairman O'Brien reiterated that, if further discussion is desired, the Building Inspector should be contacted to work accordingly with the ZBA. He stated that the ZBA serves dual purposes for the Town by initially evaluating these requests and hearing appeals, if so requested.

Chairman Drobinski added that the Selectmen do not have the ability to deny outright a site application unless it has extreme grounds for doing so. He stated the Board does not deem that such extreme circumstances for denial exist regarding this application. Chairman Drobinski noted that the situations presented to the Town and neighbors by applications presented such as this are a great improvement from what the Town encountered years ago. He acknowledged the role Vice-Chairman O'Brien has played in improving the guidelines by which the Town sets its standards in these matters. He also reminded the community that the Town must balance the aesthetics of the area with the need for convenience and new technology.

It was on motion unanimously

VOTED: To approve and sign the modified Decision for Site Plan Application #07-002 of Omnipoint Communications, Inc., 712 Boston Post Road, Martel Business Realty Trust, owner, in accordance with Town of Sudbury Zoning Bylaw Art.IX, Section 6370, Minor Site Plan Review, for installation of wireless services as presented tonight.

At 8:13 p.m., Chairman Drobinski thanked the abutters for their input and interest, and closed the public hearing.

Town Forum - Ponds and Waterways Committee

Present: Ponds and Waterways Committee Chair Susan Crane and Committee member Robert Hershfield

At 8:14 p.m. Chairman Drobinski convened Town Forum and welcomed Ponds and Waterways Committee (PWC) Chair Susan Crane to the meeting.

Ms. Crane reported on some of the Committee's recent work. A report was completed which researched similar Town waterways groups and compared their missions, constitution and relationship to other Town committees. The Committee has also devoted significant time to develop a Master Plan.

Ms. Crane emphasized that the Committee is in dire need of another at-large member and a member representing the Parks and Recreation Department. She asked anyone who has a keen interest in protecting the Town's waterways and is interested in becoming a member to please contact the Committee. The Committee presently has six members. Selectman Keller suggested that citizens interested in recreational opportunities in Town should also consider participation, possibly as a designee of the Parks and Recreation Department.

Ms. Crane also reported that the Committee has used a grant of \$1500 to fund the mapping of the Town's waterways and wetlands. Ms. Crane displayed to the Selectmen a few of the colored maps produced. She reported that there are over 100 ponds in Sudbury, and some are in poor condition. She noted that topographical lines and elevation levels have been recorded, and the streets and buildings have been plotted on the maps. The watershed maps have been posted on the PWC website. The Committee also plans to apply for a \$500 grant to use towards having 10 maps copied and matted, with the help of the Department of Public Works, to be displayed in key Town buildings, the local schools and the Goodnow Library.

Committee member Robert Hershfield explained that a preliminary Master Plan has been started to catalog the substantial waterways information collected by the Committee through their research and field work. The Committee has also worked to distinguish privately and publicly-owned ponds. He said the Committee hopes to educate the community about these resources and increase the public's involvement in preservation and maintenance activities. He reported that the maps were used at Sudbury Day to help residents identify what waterways are in their area and how they are all linked.

In response to questions from the Board, Ms. Crane reported that each of the nine watersheds identified by the Committee has its own set of characteristics and challenges. The Committee will offer recommendations for each watershed within the Master Plan. Ms. Crane emphasized that the Committee's work has resulted in a lot of information which could easily be incorporated into local school science department curriculums for education purposes.

Vice-Chairman O'Brien complimented the Committee on its work thus far, and asked if he could read the preliminary report. Mr. Hershfield and Ms. Crane responded affirmatively advising Mr. O'Brien that it is only a working draft, and that the full report will eventually be presented to the Board for review. Mr. O'Brien also suggested that the Committee advertise for new members on Channel 8.

Chairman Drobinski also thanked the Committee for its impressive work, which can serve as a model for other communities. He also noted that this work reinforces a goal of the Selectmen to continue to address Town environmental and water quality issues.

Town Forum - Sudbury Cultural Council

Present: Sudbury Cultural Council Chair Bill Nicholson and Council member Sarah Cunningham

Mr. Nicholson distributed to the Board a FY06 Report for the Sudbury Cultural Council. He reported that the Council was able to award ten grants this year. He highlighted a Jazz-Band Concert at the Fairbank Center, which was funded and well attended. He also reported that two workshop/lecture series at the Goodnow Library which were funded by the Council were also well received. Events are usually advertised in the newspaper, by each sponsoring organization and on the Town website. Mr. Nicholson emphasized that the Council works to develop and support cultural programs to benefit as many Sudbury residents as possible.

Chairman Drobinski asked for a review of the grant application cycle. Mr. Nicholson explained that the Council accepts grant applications in late summer and early fall until its October 15 deadline. The applications for culturally-related projects are reviewed, and eventually those most worthy are awarded funding. Town Manager Valente noted that the Council's application and information on the grant process are also available on the Town's website. Mr. Nicholson reported that there is \$4,000 of State funding available.

Chairman Drobinski thanked Mr. Nicholson for his dedicated work. However, he announced that according to State statutes, Mr. Nicholson is unable to serve as a voting member after this, his sixth year on the Council. The Board suggested that anyone interested in participating as a member of the Council, contact Mr. Nicholson. The Board also recommended that Mr. Nicholson remain involved with the Council as a non-voting designee for a year and then rejoin the Council once he is eligible to do so.

Chairman Drobinski, along with fellow Board members, thanked the guests for their presentations and for the excellent work and services they provide. At 8:43 p.m., he announced the conclusion of the Town Forum.

Middlesex Savings Bank - Site Plan Discussion

Present: Alan Popkin, Maugal Architects, Brian Milisci, PC, Whitman & Brigham Associates, Bruce Weisberg, Middlesex Savings Bank Senior Vice-President, and William Scully, Transportation Engineer

At 8:45 p.m., Chairman Drobinski opened a public hearing regarding a Site Plan Application #07-003 for proposed renovation of the existing building located at 454 Boston Post Road, zoned Business District 5, Town Assessor Map K8, Parcel 65, to be renovated into an office building and utilized as a bank with two drive-up lanes and retail, as allowed within the Business District 5 Zoning District.

Director of Planning and Community Development Jody Kablack reported that the hearing was advertised in the *Sudbury Town Crier* on September 13 and September 20, 2007, and in the *Metrowest Daily News* on September 10 and September 17, 2007, and that abutters were duly notified.

Ms. Kablack reviewed the following materials received to the file to date as: the Site Plan Application, including a project narrative, architectural and landscape plans; Ms. Kablack's memorandum to the Board dated September 14, 2007, summarizing the application and offering comments and recommendations; an email message from Building Inspector James Kelly dated September 7, 2007, noting several comments regarding signage approval and permitting, handicap parking, curb cuts, refuse area, landscape buffers, aisle width, and suggesting a bond be required; a letter from Fire Chief Kenneth MacLean dated September 4, 2007, noting that the building will require specific sprinkler and fire alarm systems, and that removal of a roof overhang should be considered; a letter from Department of Public Works Director William Place dated August 30, 2007, noting that the easterly entrance should be designed in conformance with the Massachusetts Highway Design Manual and have signage instructing "Right Turn Only," (with a corresponding "No Left Turn" sign on Boston Post Road facing eastbound traffic), that all exits should be via the westerly access road, and that a "Do Not Enter" sign be posted on the Bank side; an email message from Conservation Commission Coordinator Deborah Dineen dated June 15, 2007, noting that the plan to reuse storage area for parking will require a new wetlands Notice of Intent and a new survey of the site elevations to determine and design runoff direction and mitigation options, and that the Commission would like to discuss the possibility of a connecting trail to the proposed Rail Trail on the eastern side; minutes from a May 24, 2007 Pre-Application Meeting with Town Department Heads; a letter from the Design Review Board dated September 14, 2007, noting that greenery should be added in front of the building, and that dimensions of columns and the cupola need to be enlarged; a letter from the Planning Board Chairman Michael Fee dated September 19, 2007, recommending approval of the application subject to three conditions of additional front landscaping, grant of a pedestrian easement to the abutting rail corridor, and design of the new curb cut to limit use to only right-turn-in vehicles; and a memorandum from Health Director Robert Leupold dated September 24, 2007, noting that the septic system is adequate for the proposed 6,000 square-foot facility.

Architect Alan Popkin presented several exhibits to the Board depicting the existing structure. He highlighted the portions to be preserved and those which will be renovated. Mr. Popkin explained that the present building is 8,000 square feet of which 2,000 square feet will be removed to enable construction of a two-car, drive-through service area. There will be a fenced dumpster and eight angled parking spaces added to the rear of the site. Mr. Popkin also stated that there will be no disturbance beyond the existing impervious areas.

Mr. Popkin further described that the gabled ends of the present building plans will be removed. This will likely also necessitate the removal and redesign of the entire roof. He also reported that the intent is to create a front appearance which will be more retail-oriented by adding more glass surface. The proposed design will result in approximately 2,700 square feet to be used by Middlesex Savings Bank and 3,300 square feet to

be available for future retail use. Mr. Popkin further stated that there are no pending retail prospects at this time.

Chairman Drobinski asked for a response to the items raised by Fire Chief MacLean. Mr. Popkin replied that the applicant has met with the Fire Chief, who now has no objections to the plan since the overhang he had objected to is to be removed and since the applicant has agreed to provide a sprinkler system for the proposed building.

Chairman Drobinski also asked the applicant to address the concerns expressed by the Design Review Board (DRB). Mr. Popkin responded that all of the DRB suggestions will be addressed by adding more greenery and landscaping to the front of the site and modifying the cupola and column dimensions proportionately.

Vice-Chairman O'Brien asked Ms. Kablack if the parking spaces are appropriate for the zoned uses of the site. Ms. Kablack replied that the 35 spaces are appropriate. Mr. Popkin stated that only 34 parking spaces are required and the applicant may forsake one space to better accommodate the dumpster location in the rear.

Mr. Milisci reported to the Board that the site will be serviced by the existing septic system. He stated that the system is adequate and passed a recent Title V inspection, although minor repairs will be done. He said that the present catch basin locations will not be changed, but drainage upgrades are proposed consisting of replacement of existing catch basins with water quality inlets. Mr. Milisci also reported that the applicant has filed a Notice of Intent and a set of plans with the Conservation Commission. A hearing date with the Conservation Commission has not yet been scheduled.

Selectman Keller asked if the walkway to the west of the property could be connected to the Chiswick walkway to allow for greater pedestrian access. Ms. Kablack reported that, unfortunately, there are wetlands which separate the two sites. However, she further stated that a pedestrian easement has been suggested in the rear to connect to a rail trail. Vice-Chairman O'Brien asked if a bridge could be constructed as a connecting structure. Chairman Drobinski's initial reaction was that a bridge could prove costly for the area mentioned. However, the Board eventually agreed to request that Ms. Kablack ask the Conservation Commission for an opinion on a bridge to be constructed along that walkway. The applicant team agreed to work with Town staff regarding this concept.

Vice-Chairman O'Brien asked about signage on the side of the building. He recommended that the applicant add the Bank's name to the space above the drive-through area. Signage is a Design Review Board issue. However, Ms. Kablack confirmed that the sign bylaw allows for the use of a primary and secondary sign.

Transportation Engineer William Scully reported that he is in the process of completing his analysis to prepare the application for the Massachusetts Highway Department regarding opening the eastern curb cut. He presented a preliminary sketch to the Board, and explained the proposed new driveway and proposed right-turn-in access geometrics. He explained that there will be adequate control signage in the form of "Do Not Enter" and "Right Turn Only" signs, which will clearly indicate that left turns are prohibited. Mr. Scully has met with Mass. Highway, and the Department has indicated that the concepts presented are workable. Mr. Scully further stated that the signal at Nobscot Road controls the main driveway traffic flow, where all vehicles will exit the site.

Vice-Chairman O'Brien reported that he visited the site today, and he is not yet convinced that there is a need for a second curb cut, or a significant benefit to be derived from it. Mr. Scully responded that the two

cuts will provide customer convenience and will alleviate rather than impede the traffic flow. Mr. Scully said that the design of the curbing and signage will be such to help guide customers into the site. Selectman Keller agreed that he believes the proposed design will relieve some of the traffic pressures in the area.

Chairman Drobinski suggested, and the Board concurred, that a site visit is needed to address the remaining questions. Vice-Chairman O'Brien requested that the applicant's design team prepare the curb-cut areas in question with spray-paint prior to the site visit. The site visit was scheduled for October 2, 2007 at 10:00 a.m.

Vice-Chairman O'Brien also requested that the Police and Fire Chiefs be contacted for their opinions regarding the proposed site plan to be sure there are no public safety objections prior to the Board's next meeting. He also reminded the applicant that a lighting plan is a condition of site plan approval. Mr. Popkin responded that a lighting plan will be submitted.

Mr. Popkin addressed all concerns noted in communications from Ms. Kablack, the Design Review Board, the Department of Public Works Director and the Fire Chief by agreeing to add the recommended modifications or confirming required information. Mr. Popkin also addressed concerns noted by the Building Inspector. The Board and Ms. Kablack agreed that the applicant will need to apply for a Special Permit regarding the 25-foot side landscaped buffer strip.

Vice-Chairman O'Brien informed the applicant that the Town would like to complete a sidewalk on Route 20, from the CVS store to Friendly's, to improve pedestrian safety. Ms. Kablack reported that, due to Conservation constraints, a boardwalk of some sort will need to be constructed at an estimated cost of \$80,000. She further reported that several commercial entities have already contributed \$40,000 toward this walkway fund as part of their development processes. Vice-Chairman O'Brien requested that the applicant consider continuing its history as a stellar corporate citizen in Sudbury by also making a contribution to this project. Mr. Weisberg responded that the Bank will most likely be able to comply with this request.

Vice-Chairman O'Brien asked Ms. Kablack to request an opinion from the Design Review Board regarding the applicant's lighting plan.

Selectman Keller asked what the timeframe is for the project. Mr. Weisberg replied that the Bank would like to start renovations as soon as possible, with an opening day target for the beginning of spring 2008.

It was on motion unanimously

VOTED: To conduct a Site Visit on October 2, 2007, at 10:00 a.m. to address curb cut and planting issues, and to continue the public hearing of the a Site Plan application for proposed renovation of the existing building located at 454 Boston Post Road, zoned Business District 5, Town Assessor Map K8, Parcel 65, to be renovated into an office building and utilized as a bank with two drive-up lanes as allowed within the Business District 5 Zoning District to October 9, 2007, at 8:30 p.m., and to instruct Town Staff to obtain an opinion from the Design Review Board regarding the lighting plan and to prepare an affirmative draft decision for review on October 9, 2007, including a condition which is subject to review and incorporation of the Massachusetts Highway Department decision regarding the eastern access opening with two curb cuts.

Chairman Drobinski thanked the applicant for their interest in upgrading a key Town location, which will improve the commercial district, and he closed the discussion.

Town-wide Walkway Account- Gift

Director of Planning and Community Development Jody Kablack noted that the Walkway Account is expended under the direction of the Director of Public Works.

It was on motion unanimously

VOTED: To accept, on behalf of the Town, a gift of \$10,000 from Grouse Hill LLC, to be deposited into the Town-wide Walkway Account and expended under the direction of the Director of Public Works.

Minutes

It was on motion unanimously

VOTED: To approve the regular and executive session minutes of September 11, 2007.

Colonial Fair and Muster of Fifes and Drums - Special Permit

It was on motion unanimously

VOTED: To grant a special permit for the Colonial Fair and Muster of Fife and Drums to be held at the Wayside Inn grounds on Saturday, September 29, 2007, from 10:00 a.m. to 5:00 p.m. (with a rain date of Sunday, September 30, 2007), subject to conditions and permits required by the Fire and Police Departments and Board of Health.

G.L.A.D. Committee - Rescission of Appointment

It was on motion unanimously

VOTED: To rescind the September 11, 2007 appointment of Carolyn Lee, 28 Mossman Road, as a member of the G.L.A.D. Committee, as requested in her email message dated September 15, 2007.

Board of Registrars - Resignation

It was on motion unanimously

VOTED: To accept the resignation of Cheryl Anderson, 4 Spiller Circle, as a member of the Board of Registrars of Voters, as requested in her letter dated September 13, 2007, and to send a letter of appreciation for her many years of service to the Town.

Board of Registrars - Appointment

It was on motion unanimously

VOTED: To appoint Kirsten D. Roopenian, 45 Harness Lane, as a member of the Board of Registrars of Voters, for a term to expire on April 30, 2008, filling a vacancy occasioned by the resignation of Cheryl Anderson, a member of the same political party, as required by M.G.L. Ch.51, s.20, as requested in a letter from the Board of Registrars of Voters, dated September 24, 2007.

Massachusetts Executive Office of Elder Affairs - Formula Grant

It was on motion unanimously

VOTED: To accept, on behalf of the Town, \$14,801 in Formula Grant funds from the State of Massachusetts Executive Office of Elder Affairs, as requested by Kris Kiesel, Council on Aging Director, and to be expended under her direction.

United Nations Day - Proclamation

It was on motion unanimously

VOTED: To proclaim October 24, 2007 as United Nations Day in the Town of Sudbury, and to urge all residents to participate in related United Nations Day activities, as requested in a letter dated August 27, 2007 from Richard Golob, President of the United Nations Association of Greater Boston.

Traffic Sign Time Wording Change - Intersection of Union and Pheasant Avenues

It was on motion unanimously

VOTED: To approve a wording change on a traffic sign located at the intersection of Union and Pheasant Avenues, from the present 3:00 p.m. - 4:00 p.m. to read 3:30 p.m. - 4:30 p.m., to accommodate a school schedule change, as requested in a letter dated September 20, 2007, from Safety Officer Ronald Conrado.

2008 Board of Selectmen Meeting Schedule

Town Manager Valente briefly reviewed some factors which were considered when drafting the recommended 2008 Board schedule.

It was on motion unanimously

VOTED: To approve the recommended "Draft" 2008 Board of Selectmen meeting schedule as presented this evening, subject to revisions as needed throughout the year.

1948 Tone Alert Radio - Temporary Transfer

Present: Hal Cutler, Call Firefighter

Hal Cutler, 163 Landham Road, reported to the Board that he is preparing a history of the Sudbury Fire Department to be presented to the Sudbury Historical Society on November 4, 2007. Mr. Cutler has located a 1948 Tone Alert Radio in the Loring Parsonage basement, which was used by the Fire Department to notify call firefighters. Mr. Cutler shared with the Selectmen a photograph of the device and an advertisement from 1948, wherein the manufacturer noted that Sudbury was the first town in the country to incorporate such cutting edge, mobile equipment into their safety protocol.

In response to a few questions from the Board, Mr. Cutler explained that the Sudbury Fire Department was formed in 1930 following the Town Hall fire. Initially, the Department had only one permanent firefighter and all other personnel were call firefighters, who were contacted and paid on an as-needed basis. Mr. Cutler was the last call firefighter appointed in Sudbury in 1967. Currently, the Fire Department is manned by a permanent staff which fields 99.9% of calls. Mr. Cutler has been researching the Town Reports from 1930 through 2007 for his presentation regarding Fire Department acquisitions. He also plans to

reference original maps of the Water District provided by the Town's Engineering Department in the presentation, if possible.

Vice-Chairman O'Brien suggested that the November 4th presentation be taped for viewing by those who cannot attend. Mr. Cutler responded that the Historical Commission usually does tape these programs, and that his slides will be produced into a DVD presentation as well. Town Manager Valente suggested that the Town's IT Department could also put the slides and presentation on the Town's website

Town Manager Valente explained that this request highlights a larger Town issue of what happens to Town property once it has been replaced or is no longer functional. In the past, items may have been informally given or thrown away. However, Ms. Valente noted that these items are actually owned by the Town and thereby, require that proper legal processes, including a vote by the Board of Selectman, be followed for deciding on the disposition of these articles. Ms. Valente recommended that a permanent lending policy be drafted and presented to the Board for approval. Selectman Keller opined that establishing such a policy is appropriate as an entrustment versus a loan.

It was on motion unanimously

VOTED: To approve the temporary transfer of Town-owned property, namely a non-functioning 1948 Tone Alert Radio used in past years by the Sudbury Fire Department for its call-firefighter notification process, and to entrust it to Sudbury resident Harold Cutler, 163 Landham Road, for display during a Sudbury Historical Society presentation by Mr. Cutler on November 4, 2007, and to request that the Town Manager draft a Town entrustment policy for the Board's approval, and later notify Mr. Cutler of the approved procedures and guidelines.

Chairman Drobinski thanked Mr. Cutler for his 40 years of service to the community. Mr. Cutler replied that the pleasure has been his to serve Sudbury and augment his career work as a fire protection engineer.

Reports From the Board of Selectmen

Selectman Keller announced that a dedication ceremony for the Lincoln-Sudbury Regional High School Community Field will be held during halftime of the football game on Friday evening, September 28, 2007. Efforts have been made to invite everyone who has had a part in helping this Town resource come to fruition. Mr. Keller encouraged the public to also attend the game and the dedication ceremony. Vice-Chairman O'Brien suggested that an invitation be extended to former Selectman William Mullin, if not sent already.

Vice-Chairman O'Brien reported attending a Local Emergency Planning Committee meeting. He noted the Committee continues its fine work under the able leadership of Richard Simon. He also attended the third Budget Review Task Force meeting last night. Mr. O'Brien reported that Town Manager Valente and Assistant Town Manager Wayne Walker were the guests and provided a very informative discussion regarding collective bargaining and employee benefits issues.

Vice-Chairman also directed the community's attention to an interesting article in the September 22, 2007 *Boston Globe* Sports section, which featured a few recent Lincoln-Sudbury Regional High School graduates who have continued their participation in sports during their college years.

Reports From the Town Manager **Villages at Old County Road - Gift**

Town Manager Valente distributed to the Board a request from Director of Planning and Community

Development Jody Kablack dated September 21, 2007, to accept a 40,000 gift for traffic mitigation expenses associated with the Villages at Old County Road Comprehensive Permit.

It was on motion unanimously

VOTED: To accept, on behalf of the Town of Sudbury, a gift from Trask Development in the amount of \$40,000, for traffic mitigation expenses associated with the Villages at Old County Road Comprehensive Permit.

Foreign Motors West/BMW Dealership - Update of Site Plan Conditions

Vice-Chairman O'Brien requested that Town Manager Valente provide an update on the conditions of the BMW dealership Site Plan approval at a later date.

Special Town Meeting - December 3, 2007

Town Manager Valente announced that Town staff are proceeding with all necessary arrangements for the Special Town Meeting to be held December 3, 2007, at Lincoln-Sudbury Regional High School, to vote on the Town's acquisition of the Young property, located at 804 Boston Post Road.

Special Town Election - October 16, 2007

Town Manager Valente distributed to the Board, an advance copy of the Official Warrant which will be mailed next week to inform residents of the Special Town Election to be held Tuesday, October 16, 2007 to select a new State representative.

Ms. Valente noted that there will also be a second ballot on October 16th for voting on construction of a new Police Station. Vice-Chairman O'Brien suggested that a Letter to the Editor be submitted to *The Sudbury Town Crier* to express the Board's support of a new Police Station. Ms. Valente will draft a letter using appropriate language from the Annual Town Meeting Warrant and submit it to the Board for approval at a later date.

Sudbury Community Newspaper - New Reporter

The new reporter who will be covering Sudbury news for the Community Newspaper Company is Kathy Uek. Ms. Uek has contacted Town Manager Valente and Vice-Chairman O'Brien, and she will begin her coverage soon.

Local Emergency Planning Committee - Tabletop Exercise

Town Manager Valente announced that the Local Emergency Planning Committee and Fire Chief MacLean are planning a three-hour tabletop exercise for the Town. Details will follow at a later date.

Sudbury Community Emergency Response Team (CERT) - Workshop

Town Manager Valente announced a workshop series on emergency preparedness, including a CPR course, sponsored by CERT will be held at the Lincoln-Sudbury Regional High School in October. The cost is \$40 for four sessions and will cover many relevant emergency preparation issues. If anyone is interested in more information, please contact the Town Manager's office.

Distinguished Budget Award

Town Manager Valente announced that the Town of Sudbury was honored, for the second consecutive year, with the Distinguished Budget Presentation Award by the Massachusetts Government Finance Officers' Association. Mr. Valente thanked the many staff members whose tireless efforts make this award possible, especially Town Finance Director Andrea Terkelsen and Treasurer's Office staff member Peter Anderson. Chairman Drobinski asked Ms. Valente to also convey the Board's gratitude to Ms. Terkelsen and her staff.

Executive Session

At 10:20 p.m., Chairman Drobinski announced the close of the regular meeting and it was on roll call unanimously

VOTED: To go into Executive Session for the purpose of discussing land acquisitions and contract negotiations.

Chairman Drobinski announced regular session would not reconvene following Executive Session.

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

Attest: _____
Maureen G. Valente
Town Manager-Clerk