

IN BOARD OF SUDBURY SELECTMEN
TUESDAY, MARCH 11, 2008

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

Absent: Chairman John C. Drobinski

The statutory requirements as to notice having been complied with, the meeting was convened at 7:13 p.m. in the Lower Town Hall, 322 Concord Road.

Opening Remarks

Vice-Chairman O'Brien announced that Chairman Drobinski is out of town and will be absent from tonight's meeting.

Vice-Chairman O'Brien also announced that delivery to households of the Town Report and the 2008 Annual Town Meeting Warrant began last weekend and will continue this weekend. Copies are also available at the Board of Selectmen's Office, the Town Clerk's Office and on the Town website.

Vice-Chairman O'Brien reminded everyone that the Town Election will be on March 31, 2008 from 7:00 a.m. to 8:00 p.m., and he encouraged voter participation. He noted that there will be two override questions regarding the operating budget on the ballot. He also mentioned that the Annual 2008 Town Meeting will begin on April 7, 2008 at 7:30 p.m. at the Lincoln-Sudbury Regional High School Auditorium, and encouraged residents to attend.

Citizens' Petition

Joyce Friedman requested time to address the Board. Ms. Friedman is a resident of Sudbury for 30 years, and she thanked the Selectmen and the Finance Committee for the information which has been provided in recent meetings regarding the Town budget. However, Ms. Friedman noted that many of the issues are the same that the Town has been facing since 1993. She stated that she believes many residents want to continue to support the great services and schools in Sudbury, however, the increases in the residential tax burden makes this difficult. She opined that she hopes the Selectmen and residents will take a "big-picture" perspective to address the long-term budget concerns. She opined that residents will either have to accept that overrides will be needed each year to maintain the community people are accustomed to, or they will need to accept that more commercial development needs to be drawn to the community to alleviate residential taxes.

Vice-Chairman O'Brien stated that a Budget Review Task Force has been established to investigate ways the Town can increase revenue and decrease expenses. The group has been meeting since October and will resume meeting on April 28, 2008 after the Annual Town Meeting. The Task Force will provide a preliminary presentation at this year's Town Meeting, followed by a full report at the Annual 2009 Town Meeting.

Ms. Friedman stated that she hopes the need for overrides do not scare residents into moving from Sudbury, however, she also hopes that Town officials seriously pursue larger cost-saving measures.

Selectman Keller noted that, unfortunately, we now bear the burden for zoning decisions which were made over 40 years ago. He stated that it was possible for the Town long ago to zone more areas for businesses, which could have been established and now thriving, however, that did not occur.

Town Manager Valente suggested that Ms. Friedman might want to review the Budget Review Task Force meeting minutes posted on the Town website to see some of the ideas which are being considered.

Vice-Chairman O'Brien also noted that the Selectmen will be taping several episodes of *Town Hall Matters* on the Town budget situation, the Nobscot land purchases, and the Community Preservation Fund articles to be broadcast on Channel 8 (Comcast viewers) and Channel 31 (Verizon viewers).

Police Station Blue Ribbon Committee (PSBRC) - Report

Present: PSBRC Committee Chair William Braun, PSBRC members, and architect Greg Carell, The Carell Group

At 7:26 p.m., the Board welcomed the Police Station Blue Ribbon Committee (PSBRC) members to the meeting. PSBRC Chairman William Braun presented a preliminary report to the Board for consideration prior to the Annual 2008 Town Meeting.

Mr. Braun provided a brief summary of the Committee's origination by the Board last October to review the original \$8.2 million Hudson Road new Police Station proposal and viable alternatives. He also introduced members in attendance from the Committee's composition of 13 at-large community members and two ex-officio members, namely Town Manager Valente and Police Chief Fagden. The Committee developed minimum criteria that would be required in a new facility, such as a combined dispatch for fire and police, proper security and public safety features, and a location which would allow for future additions/expansions. The Committee attempted to identify alternative proposals based upon a utility versus cost comparison. For its analysis, PSBRC determined that proposals should be considered to meet the Town's foreseeable needs for the next 20 years, since it is difficult to accurately project for a longer period.

Mr. Braun explained that the Committee toured the present Police Station built in 1960, and concluded that the present facility is deficient regarding structure, infrastructure, function, telecommunication capacity, and American for Disabilities Act requirements. The Committee examined the work done by The Carell Group for the original construction proposal and it determined that the company was well-qualified as a design firm for public safety facilities. Further, that The Carell Group had been quite responsive to Sudbury's input and needs. Thus, the Committee continued to enlist data and assistance from them throughout its process.

It was reported that the Committee met five times between November 2007 and February 2008, debating what the appropriate size, location and needs would be for a new Police Station. The Committee learned that many police station functions and requirements have changed, and now require dedicated space, since the present facility was built. The Board was previously in receipt of a list of requirements compiled by PSBRC member Nick Palermo. It was the consensus of the Committee that the current facility does not have the capacity to meet the minimum features which the Town will require. Therefore, the Committee also concluded that no more money should be spent on the current facility than is absolutely necessary for pressing maintenance matters. The Committee believes to do otherwise would not be cost-effective for the Town in the long-run.

Mr. Braun further reported that the Committee also considered locating a new facility closer to Route 20. However, it was determined that no appropriate parcels exist there or anywhere else in Sudbury which would be better able to accommodate a new facility than the originally proposed Hudson Road location.

Mr. Braun stated that the PSBRC recommends that the Board consider construction of a new 14,500 square-foot Police Station for an approximate cost of \$6.8 million dollars as soon as possible. The

Committee concluded that construction costs are escalating, and the project will only get more expensive to pursue in later years. He also emphasized that, although the PSBRC is cognizant of the financial difficulties which face the community this year, it believes it is in the Town's best interest to begin the process for construction of a new facility now. The Committee suggests that, even if the entire \$6.8 million dollar cost is not feasible to obtain at the Annual 2008 Town Meeting, the initial design costs estimated at \$550,000 (subject to negotiation) should be appropriated this year so as not to lose a year of design time, and the remainder of funds could be appropriated at the Annual 2009 Town Meeting.

Architect Greg Carell briefly reviewed the design process which occurred to meet the Committee's concerns. He stated that each space of the original over \$8 million-dollar facility was reviewed and critiqued. Ultimately, the decision was reached to reduce the size of the building to 14,500 square feet, which is 4,000 square feet less than the proposal rejected by the Town last year. Mr. Carell displayed exhibits of preliminary designs for a two-story facility, which will modestly, but effectively, comply with State regulations, codes and the needs of the community. In response to a question, Mr. Carell confirmed the assessment of the PSBRC that the current facility does not adequately meet any present-day needs of the Town. Mr. Carell offered to provide the Board with a room-by-room evaluation of the present Police Station at a later date.

Mr. Braun briefly displayed an estimated budget for a 14,500 square-foot facility for \$6,842,915, of which \$5,500,000 would be for construction costs, and the balance would be for soft costs such as design, contingencies and bonding. The Committee recommends that the Board support appropriation of funds for this project based on these estimates to then be spent based upon actual costs.

Selectman Keller opined that the Committee appears to have done a fine review of the initial process and reached sound conclusions. He concurred that given the national economy, costs for such projects are not going to be cheaper in the future. Mr. Braun emphasized that the PSBRC approached its task as a blank slate, with no preconceived notions as to what would eventually be the "right" type of facility for Sudbury. Therefore, the Committee let the information and data speak for itself. Mr. Keller thanked Mr. Braun for providing that clarification, and he stated that it was not his intent to suggest that the Committee had simply endorsed the Selectmen's preference for a new facility. Mr. Keller further stated that he had no communications with any PSBRC member throughout its deliberation process, and that he respects the independent conclusions reached through the Committee's diligent work.

PSBRC member Philip Connors, Dudley Road, noted that the Committee was frustrated by the realization of the excessive amount of State and Federal unfunded regulations, which are forced upon cities and towns, and significantly effect project costs. Mr. Connors also noted that only 3.5% of the Town's operating budget is devoted to the Police Department, which equates to an approximate tax cost of \$600 for a family of four. He opined that the Committee believes there is a need to communicate better to the community the important functions performed by the police and what the needs are.

PSBRC member Michael Melnick presented to the Board a brief analysis of Police Station Funding Options for the 2008 and 2009 Annual Town Meetings. He projected the costs for four years, beginning with appropriations for architectural costs at the Annual 2008 Town Meeting, followed by funding of the building project at the Annual 2009 Town Meeting, with a completion date of July 2011. Mr. Melnick emphasized that if no funds are appropriated this year, the delay of the entire project to the Annual 2009 Town Meeting, will increase the project costs by approximately \$340,000.

Vice-Chairman O'Brien stated that a bookmark has been reserved at the Annual 2008 Town Meeting for a presentation by the PSBRC. However, Mr. O'Brien further stated that any appropriation, even for only

design purposes, could be challenging, since the Town is already facing an override vote this year. He thanked the Committee for its report.

Vice-Chairman O'Brien stated that the Board will determine its recommendation on the project for the Annual 2008 Town Meeting at its March 25, 2008 meeting. He asked Town Manager Valente to confirm the process going forward and to provide funding option information for bonding the project for 20 and 30 years. Ms. Valente will consult with Town Counsel on these matters, however, she believes any requests for appropriation will need to be voted on at a Town Election.

In response to a request from Town Manager Valente, Mr. Braun stated he will provide her office with copies of the Committee's meeting minutes and tonight's report to post on the Town website.

Public Hearing: - Herb Chambers BMW Dealership - Modifications to Site Plan

Present: Joshua Fox, Attorney for Herb Chambers

At 8.23 p.m., Vice-Chairman O'Brien opened the public hearing regarding the request for the modifications on the approved site plan dated November 9, 2006 and the approved Special Permits to reduce the landscape buffer requirement and to allow 31 reserved parking spaces.

It was on motion unanimously

VOTED: To continue the public hearing regarding the request by Herb Chambers BMW Dealership for the modifications on the approved site plan dated November 9, 2006 and the approved Special Permits to reduce the landscape buffer requirement, and to allow 31 reserved parking space to March 25, 2008 at 7:35 p.m.

Middlesex Savings Bank - Site Plan Discussion

Present: Director of Planning and Community Development Jody Kablack

At 8:24 p.m., Director of Planning and Community Development Jody Kablack reported to the Board that the applicant is awaiting pertinent information regarding curb cuts from the Massachusetts Highway Department, and thereby requests that this discussion be rescheduled.

The discussion was rescheduled by the Board to its March 25, 2008 meeting at 8:45 p.m.

Sudbury Housing Trust - Habitat for Humanity - Local Initiative Plan Application

Present: Sudbury Community Housing Specialist Beth Rust; Executive Director of the Greater Worcester Habitat for Humanity Doug Havens; and Joshua Fox, Attorney

Sudbury Community Housing Specialist Beth Rust addressed the Board to explain that a signed Local Initiative Program application and letter of support will be needed from the Chairman of the Board of Selectmen for the Sudbury Housing Trust and Habitat for Humanity project.

Ms. Rust briefly reviewed the genesis of this project. She explained that the Sudbury Housing Trust owns the property at the corner of Pratt's Mill and Dutton Roads as a result of an auction purchase for \$7000. Through a public Request for Proposal process, the Trust selected Greater Worcester Habitat for Humanity as the developer of the property last November. The organization and the Trust have collaborated to complete a Local Initiative Program application to be submitted to the Department of Housing and Community Development to construct a five-bedroom duplex building. Ms. Rust further reported that soil testing, architectural elevations and site plans have been prepared.

Ms. Rust reported that seven home-ownership, affordable-housing units presently exist in Sudbury. This project will add two more lower-income households to that figure, with the support and guidance provided by Habitat for Humanity. Sale of one of the two units will be offered to a Town-related household. The design and detail will be similar to the neighborhood. Depending on the number of volunteers, the project should take about a year to complete after the foundation is completed. Ground-breaking is expected to begin in June 2008, and occupancy is targeted for June 2009. Ms. Rust next briefly summarized the application process which will lead to a public Chapter 40B permit process. She explained that the units will be sold as condominiums, and that the sale price will be a function of the buyer's income.

Executive Director of the Greater Worcester Habitat for Humanity Doug Havens emphasized that his organization believes all people in the world deserve safe and affordable housing as a matter of right. The Worcester branch covers 29 cities and towns in the effort to provide such housing opportunities. He explained that income limits are between 25% and 50% of the Area Median Income for total gross annual household income. Mr. Havens stated that the organization carefully qualifies eligible households through a lottery process.

Mr. Havens briefly described the units which will sell for approximately \$200,000 as a 1,040 square-foot two-bedroom unit and a 1,248 square-foot three-bedroom unit. He emphasized that Habitat for Humanity derives no income from the sales. Habitat for Humanity is fully insured for the project. Mr. Havens noted that there have been no accidents on any project in his tenure, and that safety precautions are monitored regularly on site.

Mr. Havens noted that the Sudbury Earth Decade Committee has been assisting Habitat for Humanity to design environmentally-sensitive houses. He also stated that there has been enthusiastic support from the community at the public meetings which have been held. Green building initiatives, including energy-compliant features have been incorporated into the plans.

Vice-Chairman O'Brien asked how residents can volunteer to participate in the project? Mr. Havens responded that three committees have been formed to help recruit volunteers, and information will be available on the Town and Habitat's websites.

Mr. Havens further reported that the Trust has authorized \$10,000 for pre-permitting purposes. In addition, Habitat for Humanity has obtained significant financial commitments from The Sudbury Foundation and the Sudbury United Methodist Church. To date, \$60,000 is already pledged for the anticipated \$260,000 cost.

Preliminary exhibits of the design for the homes, which will sit on slightly under a half acre, were displayed. Ms. Rust opined that the preliminary plans comply well with Sudbury's zoning requirements when compared to other Chapter 40B projects. Attorney Fox described a few design details noting that all setback requirements are virtually met. Waivers from the Zoning Board of Appeals will be needed regarding the frontage on Dutton Road and for multiple dwellings on a single lot. Mr. Fox emphasized that the lot is consistent in size with those in the neighborhood.

Mr. Fox read into the record a letter of support for the project received from the Sudbury Clergy Association representing nine houses of worship dated March 5, 2008. Town Manager Valente had distributed to the Board an additional letter of support from the trustees of First Parish of Sudbury.

Mara Huston, Peakham Road, has volunteered to lead the project's Outreach Committee, and she hopes to galvanize Town involvement for the project. Anyone interested in volunteering can join her at future

publicized monthly meetings. Ms. Huston urged the Board to sign the application to move the project forward.

Vice-Chairman O'Brien suggested taping the project meetings as well and advertising project progress and needs on the cable message scroll board.

Carol Hannauer, Sudbury Earth Decade Committee, has been working with Habitat for Humanity, and she has found them very cooperative regarding the desire to build a "green" home. She presented the Board with a letter of unanimous support from the Committee for consideration.

Susan Berry, Dawson Drive, Rector of St. Elizabeth's Episcopal Church provided the Board with a letter of support from her congregation. She also urged the Board's support.

Jonas Barciauskas, Goodman's Hill Road, expressed his enthusiasm for the project. He also presented a letter of support to the Board from the Metropolitan Interfaith Congregation Acting for Hope.

Patty Houpt is a near abutter, and stated she is proud to have Habitat for Humanity in her neighborhood and in Sudbury.

Beverly Tasker, Pratt's Mill Road, has lived in Sudbury 50 years, and she is an abutter to the property. She questioned why the lot is now buildable when it never has been so before. She also asked where the septic system and driveways would be located. Mr. Fox answered her questions, stating that the septic system will be in the northern portion of the lot, closer to Dutton Road, and that the two driveways will be built one on each side of the home. It was also explained that Chapter 40B comprehensive permitting allows exceptions not usually available through standard zoning guidelines. Ms. Rust confirmed that the Sudbury Housing Trust has performed septic testing which was witnessed by the Board of Health, and the property can sustain five bedrooms in total. Mr. Fox recommended that Habitat for Humanity schedule a meeting with Ms. Tasker to hear her concerns and try to satisfy them. Ms. Tasker was appreciative for, and amenable to, this suggestion.

Ms. Whitney Cahn, Dawson Drive, stated she is very excited about this project and asked for more information on the "green" aspects of the project. She noted how important it is to keep cost down so that the eventual homeowners will be able to maintain their budgets. Mr. Havens briefly summarized some of the "green" building materials which will be used, including steel-clad doors, double-glazed windows and new blown-in insulation. Heating will be a forced hot water two-zone system.

Ms. Rust had previously presented the Board with a draft letter to be sent to the Department of Housing and Community Development supporting the project which Chairman Drobinski can review upon his return. She also provided the Board with a Development Comparison to 40B Guidelines analysis.

It was on motion unanimously

VOTED: To support the Habitat for Humanity project at the corner of Pratt's Mill and Dutton Roads, and to recommend that Chairman John Drobinski, as the Town's chief elected official, sign the required endorsement letter and the Local Initiative Plan application.

Sudbury Housing Authority - Report on Sudbury Housing Authority Unit Reconstruction

Present: Sudbury Housing Authority (SHA) Executive Director Jo-Ann Howe and SHA Chair Kaffee Kang, SHA members Sherrill Cline, Lydia Pastuszek, DeBorah Sonnenshein, Steven Swanger and Sudbury Community Housing Specialist Beth Rust

At 9:12 p.m., Vice-Chairman O'Brien welcomed Sudbury Housing Authority (SHA) Chair Kaffee Kang to the meeting to provide the Board with a brief update on the proposed Sudbury Housing Authority Unit Reconstruction Article #31 for the Annual 2008 Town Meeting.

Ms. Kang thanked the Board for its previously-voted position to support this article at Town Meeting. She briefly explained the mission of the SHA as managing and developing affordable rental housing for families, senior citizens and the disabled in Sudbury. She stated that the composition of the SHA is four elected members, one State appointed member and two associate members. The SHA works within the community housing plan agenda, and prefers to work with interested parties who have ties to Sudbury.

Ms. Kang further reported that the SHA is independent and self-supporting through the rent proceeds received. Thus, the program is not part of the Town's operating budget, and it receives no operating subsidies. Ms. Kang stated that currently SHA oversees 64 one-bedroom apartments and 21 family units in Sudbury. She emphasized that there are no vacancies available, there is a long waiting list, and more options are needed within Sudbury.

Ms. Kang briefly explained the SHA's current effort to redevelop four existing properties in North Sudbury and one in South Sudbury. The objective of the project is to upgrade these older structures to make them easier to manage and to meet the needs of smaller families. Upon completion of the project, there will be a net gain of six units after the existing homes are demolished and five new duplexes are built.

Ms. Kang reviewed the funding for the program stating that \$600,000 is being requested from Community Preservation Act (CPA) funds, \$715,000 is expected from State funds, and a \$1.4 million dollar SHA mortgage will be procured to be paid by the rents received.

Ms. Kang identified the lots in her presentation exhibits. She further reported that an architect has been selected to design modestly-scaled two-story homes of 2,200 to 2,400 square feet. A New England farmhouse style of architecture has been chosen to compliment the aesthetics of the area. Ms. Kang stated that design and survey work are about to begin.

Ms. Kang further reported that the SHA conducted a meeting with abutters and neighbors last night. Concerns were discussed, and another meeting will be scheduled. SHA member Steve Swanger noted that concerns were related to the change to duplex housing from single-family structures, and whether affordable housing units effect the resale values of neighboring properties. Mr. Swanger referenced studies which have shown that the existence of affordable housing has had no effect on the resale prices of abutting homes. SHA member Lydia Pastuszek also noted that the philosophy of having scattered sites for affordable housing within Sudbury was questioned.

Ms. Kang noted that SHA is requesting support of the CPA funds at Town Meeting, and, if successful, permitting can begin. Completion of the project is targeted for fall of 2009.

In response to a question from Selectman Keller, (SHA) Executive Director Jo-Ann Howe stated that, currently, tenants reside in all but one of the homes. She explained that the demolition and construction will be done in two phases.

In response to a second question from Selectman Keller, Ms. Howe stated that vacancies occur at the rate of approximately one every two years. Ms. Howe emphasized that most affordable housing tenants are law-abiding citizens, who stay in these homes for years and maintain them well. Selectmen Keller noted the importance of communicating this message strongly at Town Meeting to help alleviate the stigma sometimes

associated with such properties. Both he and Ms. Howe opined that, in almost all cases, an affordable housing home cannot be distinguished from one that is not.

At 9:43 p.m., Vice-Chairman O'Brien thanked the SHA for its report and stated that the Board will look forward to supporting the article at Town Meeting.

Minutes

It was on motion unanimously

VOTED: To approve the regular session minutes of February 26, 2008.

Council on Aging, Economic Development Com., Sewer Assessment Study Com. - Resignations

It was on motion unanimously

VOTED: To accept the resignation, effective March 15, 2008, of Abner S. Salant, 20 Bowen Circle, from the Council on Aging, Economic Development Committee and the Sewer Assessment Study (Citizens Advisory) Committee, as requested in an email dated February 7, 2008, and to send a letter of appreciation for his service to Sudbury.

Medical Reserve Corps Executive Committee - Appointments

It was on motion unanimously

VOTED: To appoint four new members to the Medical Reserve Corps Executive Committee: Lorraine M. Reihle, 51 Crescent Lane, and Gail Chapman Close, 78 Cedar Creek Road, for terms to expire April 30, 2009; and Ippolit C. Matjucha, 36 Mark Lane, and Janis S. Tuxbury, 342 Hudson Road, for terms to expire April 30, 2011, to fill vacancies occasioned by the past resignations of Gabriele Cohen, Janet Lauer and Lynne Geitz, as requested in a memo dated February 12, 2008, from Robert C. Leupold, Health Director.

Sudbury Earth Week and Spring Cleanup Day Proclamation

It was on motion unanimously

VOTED: To sign a proclamation designating April 20 - April 26, 2008 as Sudbury Earth Week and designating Saturday, April 26, 2008 as Spring Cleanup Day for the Annual Roadside Cleanup.

Economic Development Committee - Disbandment

It was on motion unanimously

VOTED: To disband the Economic Development Committee (established by the Board of Selectmen in 1999), with the understanding that the Committee could be re-established at a later date with a new focus and new leadership, and to send letters of appreciation to the remaining Committee members.

Budget Review Task Force - Appointment

It was on motion unanimously

VOTED: To appoint Richard J. Robison, 17 Homestead Street, to the Budget Review Task Force, for a term to expire April 30, 2009, to fill a vacancy occasioned by the resignation of William J. Braun, as requested in an email memo dated March 5, 2008 from Martha Ragonas, Co-chair of the Budget Review Task Force.

Atkinson Pool Scoreboard Trust - Establishment

Selectman Keller provided a brief review of the genesis of the trust. He stated that about two years ago, a group of parents identified the need for a modern timing system and scoreboard at the Atkinson Pool. The parents decided to launch a fundraising campaign to acquire new equipment. Mr. Keller complimented these volunteers, especially Karen Krone, for the outstanding job they did to raise \$27,129 to install and maintain the new equipment. The acquisition and installation costs were approximately \$16,000. With the balance of the funds, the volunteers decided to create an endowment fund which could be used to maintain and replace the equipment over time.

Selectman Keller further reported that the volunteers worked with Town Counsel Paul Kenny to draft a trust which will be funded with \$12,024.80 towards future maintenance costs. Plans are also underway to establish an Advisory Committee to monitor the trust funds and activity. Mr. Keller mentioned several individuals who have already expressed interest in serving on an Advisory Committee.

Mr. Keller commented that the efforts of these volunteers were admirable, seeing a community need and realizing that funds would not be available through the Town's operating budget. Town Manager Valente concurred, and she stated that, as the Town experiences more financial constraints each year, more of these types of efforts may become the norm to fund such projects. She stated that establishing endowment funds to handle future maintenance issues has proven to be an effective working model in Sudbury.

It was on motion unanimously

VOTED: To establish the Atkinson Pool Scoreboard Trust Fund for the purpose of preserving, maintaining, repairing and providing for eventual replacement of the scoreboard and related components, said funds to be expended under the direction of the Atkinson Pool Scoreboard Advisory Committee with the approval of the Town Manager.

Town Manager Valente requested that Selectman Keller forward the names of the persons willing to serve on the Advisory Committee to her office so that arrangements can be made to vote on their appointments at the next Board meeting.

Declaration of Protective Restriction and Covenant - Maple Avenue Meadows,

It was on motion unanimously

VOTED: To approve the Declaration of Protective Restriction and Covenant for conservation purposes, in accordance with M.G.L. c.40 s.*C and c.184, s.32, made by Maple Avenue Meadows, LLC, dated March 3, 2008, on a portion of the 28.76+/- acre parcel at the end of Maple Avenue, as shown on "Sketch Plan of Septic System Area, Maple Meadows, A Proposed Senior Residential Community in Sudbury Massachusetts," by R. Wilson and Associates, dated June 30, 2005.

Reports From the Board of Selectmen

Vice-Chairman O'Brien announced that the Budget Review Task Force will resume its meetings after Town Meeting to begin work in their two subgroups dedicated to increasing revenues or decreasing

expenses respectively. He also stated that a third subgroup is under consideration to address items needing legislative attention.

Vice-Chairman O'Brien plans to attend a meeting in Concord on Thursday, March 13, 2008 regarding the proposed Concord Alexan development. He reported that residents from the neighborhood have compiled a picture book highlighting their safety concerns regarding the proposed exit onto Powder Mill Road.

Vice-Chairman O'Brien also noted that the Board will be taping an episode of *Town Hall Matters* on Friday, March 14, 2008 regarding the Nobscot land purchase warrant articles. He encouraged the community to view the broadcast to better acquaint themselves with the articles before Town Meeting.

Selectman Keller stated he hope residents attend the Budget Forum on March 24, 2008 at Town Hall. Vice-Chairman O'Brien noted that if citizens are unable to attend the Forum, questions can be submitted electronically or by cell phone.

Reports From the Town Manager **State Aid**

Town Manager Valente announced that State Representative Conroy contacted her last evening to report that the State legislature voted yesterday to confirm the amount of State aid available. Ms. Valente expects to receive exact figures from Mr. Conroy tomorrow, which she will evaluate, and then share the information with the Board at a later date.

Wayland Planning Board and Twenty Wayland, LLC. - Appeal Withdrawal

Town Manager Valente distributed to the Board copies of the letter dated March 10, 2008, which she sent, on their behalf, to the Wayland Board of Selectmen regarding Sudbury's decision to withdraw its appeal against the Wayland Planning Board and Twenty Wayland, LLC. Ms. Valente summarized the letter as stating that it was Sudbury's intent to only bring its concerns regarding the development's impact on Route 20 traffic issues and its preference for the development to financially contribute towards mitigation efforts to improve or eliminate these projected impacts. It was not intended to instill any ill will between the two towns. Vice-Chairman O'Brien read the letter into the record. He explained that the appeal was filed initially to correctly address previous erroneous statements made by Wayland officials, and to attempt to improve the public safety and traffic impact on Route 20.

Town Manager Valente confirmed that the letter was mailed to the Chairman of the Wayland Board of Selectmen to arrive before that Board's meeting last night. She further stated that the letter was also sent to the *Sudbury Town Crier*, which has posted the letter online and will publish it in Thursday's paper.

Selectmen Keller opined that he believes the Wayland development will impact Sudbury in several ways, and that the Town's only recourse was to file the appeal so as to formally state its concerns. Mr. Keller hopes that the Wayland Board of Selectmen will understand and appreciate Sudbury's position.

Vice-Chairman O'Brien noted other development projects on Route 20 which have financially contributed significant monies towards mitigation costs. He emphatically stated that he hopes Wayland will join Sudbury in requesting similar relief from this developer as well.

Executive Session

At 10:14 p.m., Vice-Chairman O'Brien 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 collective bargaining and land negotiations.

Vice-Chairman O'Brien announced regular session would not reconvene following Executive Session.

There being no further business, the meeting adjourned at 10:14 p.m.

Attest: _____
Maureen G. Valente
Town Manager-Clerk