

IN BOARD OF SUDBURY SELECTMEN  
TUESDAY, OCTOBER 6, 2009

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

The statutory requirements as to notice having been complied with, the meeting was convened at 7:38 p.m. in the Lower Town Hall, 322 Concord Road.

**Opening Remarks**

At 7:38 p.m., Chairman Keller opened the meeting. He reminded residents that property tax bills will be due Monday, November 2, 2009, and that homeowners should have already received payment coupons for this quarter with their previous quarter's bill. The Town has implemented a semi-annual mailing of tax bills to conserve costs. If payment coupons have been misplaced, please contact the Treasurer's Office for a replacement, or utilize the online payment feature on the Town website.

Chairman Keller announced that the League of Women's Voters will host an "Ask Your Legislators" forum on October 19, 2009, at 7:30 p.m. at Town Hall. State Senators Fargo and Eldridge and State Representative Tom Conroy will field questions and provide updates on key legislation under consideration. The forum will be televised and available for cable access "On Demand." Questions for the legislators will be accepted in advance and can be submitted directly to the League or at AskYourLegislators@comcast.net.

**Reports from the Board of Selectmen**

Selectman O'Brien reported that he attended the Habitat for Humanity Home dedication ceremony last Sunday, along with approximately 200 other attendees. The homeowners, who are expected to occupy the homes as of October 15, 2009, were warmly welcomed to Sudbury.

Vice-Chairman Drobinski moderated a Town Hall Matters episode which featured the Energy and Sustainability Green Ribbon Committee. The program was very informative, and is available for viewing online at SudburyTV.org.

Chairman Keller encouraged the community to attend the celebration planned at the Boundless Playground on Friday, October 9, 2009, at 9:30 a.m. He thanked the many volunteers who worked to bring this playground to fruition in Sudbury, as the only fully handicap-accessible playground in Middlesex County. Chairman Keller stated the community can be extremely proud of this accomplishment.

Chairman Keller read a commendation written by Interim Police Chief Richard Glavin acknowledging the exemplary work done by Sergeant Robert Grady to apprehend an individual who had burglarized three homes in September. On behalf of the community, Chairman Keller extended the Board's gratitude as well to Sergeant Grady for a job well done and for ensuring the public's safety.

**Reports from Town Manager**

**Grouse Hill Temporary Construction Access and Egress License - Release of Bond**

Town Manager Valente distributed to the Board copies of a memorandum from Jody Kablack, Director of Planning and Community Development, dated October 5, 2009, regarding the Grouse Hill Temporary Construction Access and Egress License granted by the Board in June 2009, and copies of the license. As a condition of the license, a \$5,000 bond was deposited to ensure completion of work and restoring the property to its original condition.

Ms. Kablack and Department of Public Works Director Bill Place have inspected the property, and recommend release of the bond to Capital Group Properties.

It was on motion unanimously

VOTED: To authorize Director of Planning and Community Development Jody Kablack to release the \$5,000 bond held by the Town in regard to the Grouse Hill Temporary Construction Access and Egress License, since all work and conditions of the license have been satisfactorily completed, as reported in her October 5, 2009 memorandum.

### **CORE - Phase 2**

Town Manager Valente announced that the CORE II project has begun work focusing on the Department of Public Works. Emphasis will be placed on data collection and identifying and recording all calls for service to evaluate better efficiencies. Ms. Valente noted how useful and profitable the CORE group's previous recommendations and results have been.

### **Energy Seminar**

Town Manager Valente offered kudos to Sudbury's Building Inspector James Kelly and Earth Decade Committee member Dean Holden for providing very useful energy-savings information to a group of approximately 30 at the Council on Aging last week, when the main speaker was unexpectedly unable to attend the event.

### **Regional Advanced Life Support (ALS) Services - Membership**

Town Manager Valente reported that the Town of Concord recently voted to become a Core, "all-in" member for Regional Advanced Life Support (ALS) services, as was also voted by Sudbury's Board at its last meeting.

### **State Legislative and Budget Updates**

Town Manager Valente reported that there was a recent legislative hearing regarding updating the circuit breaker as it relates to senior tax deferrals. The legislation was filed by State Representative Tom Conroy, who was provided information by Senior Tax Advisor Dave Levington and Town Counsel Paul Kenny.

Town Manager Valente further reported that the State's current budget reflects lower revenues than were expected. Thus, it is possible that additional 9C budget reductions may be imposed on cities and towns for FY10. Ms. Valente also informed the Board that there is ethics legislation which requires new training for all municipal employees (including part-time employees, summer interns and volunteers). Such an endeavor would cause additional burdens on the financial and personnel resources of towns, and thus appears to be another unfunded mandate under consideration.

Selectman O'Brien suggested the topic be broached at the League of Women's Voters forum. Chairman Keller asked that the Board be kept apprised of this matter, since it may want to send a letter in the future to State officials stating Sudbury's opposition to unfunded mandates.

**Sudbury Cable Access Corporation - Discussion and Annual Performance Evaluation**

Present: Sudbury Access Corporation President Jeff Winston and Executive Director Lynn Puorro

At 8:00 p.m., Chairman Keller welcomed Jeff Winston and Lynn Puorro to the meeting to update the community on the activities of the Sudbury Cable Access Corporation (SAC) from its first year of operation. Chairman Keller expressed the Board's pleasure at having Ms. Puorro as a guest on camera tonight, acknowledging the many hours Ms. Puorro has spent behind the camera for years filming numerous Board meetings and training volunteers and students at the Lincoln-Sudbury Regional High School studio. The Board was previously in receipt of FY2009 Financial and Operating Reports, detailing notable accomplishments and an inventory of existing equipment.

Sudbury Access Corporation President Jeff Winston provided a brief history of the genesis of the Sudbury Cable Access Corporation (SAC). He stated that, as a result of Sudbury's award of a second license to Verizon (first license is held by Comcast) in February 2007, it became apparent that another entity should be created to oversee funds received from Verizon. The decision was made to establish a non-profit corporation. Mr. Winston introduced fellow SAC Board members in attendance at tonight's meeting: Marty Greenstein, Peter Boers, and Terry Lockhart and former Cable Committee member Bill Powell.

Mr. Winston reported that SAC went "live" on September 2, 2008, providing a seamless change of operation ownership. In its first year, SAC has been able to put programming on the website, is able to monitor the "hits" received by online shows, and has indexed programs. Selectman O'Brien opined that he believes viewership will increase if the services are promoted more within the community. Mr. Winston concurred, stating that a SAC initiative for this year is to educate the public and get the word out in the community of all that is available on SudburyTV.org. SAC has produced a Public Service Announcement, which will begin to air soon, and it will launch a print campaign in the *Sudbury Town Crier*.

Mr. Winston reported that SAC has submitted some cable program examples to organizations, which evaluate cable programming. Ms. Puorro stated that Sudbury's "The Tasting Room," focusing on wines, has also been downloaded in multiple states throughout the country.

Mr. Winston briefly reviewed FY09 accomplishments, which included Channel 8 improvements of upgrading the Community Bulletin Board to support images and introducing "Total Info" video content of local weather and traffic information, sports, business, entertainment and headline news. Equipment was upgraded, providing a more professional image. In addition, Mr. Winston reported that Sudbury TV now programs the Educational Channel (Channels 9 and 32) after 4 p.m. and on weekends, under the direction of Lincoln-Sudbury Regional High School, providing more High School content to Lincoln residents. Selectman O'Brien noted that having coverage reach Lincoln residents will be beneficial for many future discussions of common interest.

This year, Mr. Winston highlighted that there was increased coverage of governmental meetings in FY09 of School, Finance, Administration Consolidation Working Group and other Committee meetings, in addition to regular coverage of Selectmen's meetings. He emphasized that SAC would welcome invitations from community groups, committees and boards to provide additional meeting and event coverage. Mr. Winston also noted that he has received positive feedback from Town employees who do not reside in Sudbury, who can now view programming from wherever they are as a result of on-demand web programming.

Ms. Puorro reported that plans for FY10 include: increasing the variety of programming, continuing regular taping of Finance Committee, Sudbury Public School Committee and other meetings, the premier of

a veteran's history show (produced with the assistance of former Sudbury Veteran's Agent Peter Harvell) possible co-production of a monthly health interview program with Emerson Hospital, expanded programming with the Senior Center, and possible production of a show with the New England Wild Flower Society. In addition, SAC plans to expand existing services by programming the Educational Channel under the direction on Lincoln-Sudbury Regional High School and to provide real-time Internet streaming of live broadcasts. SAC will also work to improve its website by imbedding bulletin board announcements, and it will work to publicize the program schedules for Channels 9 and 32.

Selectman O'Brien suggested SAC send a letter to community groups, promoting and offering its services and resources. Mr. Winston asked for the Board's assistance in developing a list of appropriate groups to contact, which the Board agreed to provide. Chairman Keller suggested that the Board consider sending a letter to the Sudbury Water District, encouraging the use of Sudbury TV regarding future meetings and project discussions.

In response to a question from Selectman O'Brien, Mr. Winston clarified that a provision for funding was included in the Town's contract to provide the Town with a percentage of holdback funds to be used for cable purposes. To date, the fund balance is approaching \$20,000, which Mr. Winston stated is more than adequate for a while to cover its intended purpose. Mr. Winston suggested the Board might want to alter or eliminate this provision for a time until present funds are spent. Chairman Keller stated that the suggestion seems appropriate and he has asked Town Manager Valente to present options to the Board at a later date. Mr. Winston also highlighted the need to save funds for future capital replacement in case legislation for this type of funding changes in coming years.

Chairman Keller stated that, in one year's time, the improvements of cable services to the community are most commendable, and he congratulated SAC on its accomplishments. Mr. Winston stated that the achievements were accomplished due to the hard work of excellent staff and many volunteers.

It was on motion unanimously

VOTED: To accept the FY2009 Financial and Operating Reports issued by the Sudbury Access Corporation and all accompanying documentation, as presented this evening.

At 8:38 p.m., Chairman Keller announced a short recess to allow for presentation equipment to be set up.

At 8:43 p.m., Chairman Keller resumed the meeting. SAC presented a two-minute public service announcement (PSA) it produced for SudburyTV.org, which will be aired on the cable channels. On behalf of the Board, Chairman Keller commended SAC on the PSA, and he concluded the presentation.

#### **Land Acquisition Review Committee - Interviews of Membership Candidates**

Present: Director of Planning and Community Development Jody Kablack and Candidates Jan Hardenbergh, John C. Cutting and Matthew P. Barach

At 8:43 p.m., Chairman Keller welcomed Director of Planning and Community Development Jody Kablack to the meeting. Ms. Kablack explained that she requested that the Land Acquisition Review Committee (LARC) be established, and recently approved by the Board, to assist Town staff in prioritizing parcels for purchase and preservation, with the use of Community Preservation Act funds. The Committee will also work to implement the recommendations of the "2009-2013 Open Space and Recreation Plan," which identified 36 Town parcels of interest for open space or recreation. Ms. Kablack stated that Sudbury has seen an increased interest from homeowners regarding purchase opportunities. Ms. Kablack had

suggested that a broader perspective, from a Committee level, might be beneficial in helping Town staff review properties in relation to the Town's needs.

Ms. Kablack further reported that the LARC mission statement has been developed, and recruitment for members was initiated. To date five applications for membership have been received for the Committee, which will include up to seven members. In response to a question from Vice-Chairman Drobinski, Ms. Kablack explained that the Board will interview three candidates tonight and two more candidates at its October 20, 2009 meeting, after which the Board will vote its appointments. Ms. Kablack further noted that the Planning Board representative to the Committee will be Chris Morely and the Committee's Conservation Commission representative will be John Sklenak.

Chairman Keller invited each of the three candidates to introduce themselves to the Board and explain why they are interested in serving on this Committee.

John C. Cutting stated he is a lifelong resident of Sudbury, who has served on many Town boards and committees dealing with land use issues. He has also been a landowner and developer, who has been able to see how land purchases can successfully satisfy the needs of both the buyer and seller. Mr. Cutting has always been interested in land planning and believes in flexible land use.

Selectman O'Brien asked what land use issues Mr. Cutting believes will be most important in the next ten years. Mr. Cutting stated that preservation of land will need to be balanced against parcel use for recreational purposes. Mr. Cutting opined that he believes it is prudent for the Town to buy every piece of property it can afford. However, Mr. Cutting further noted that purchases should be made within the context of a well-conceived plan. Vice-Chairman Drobinski agreed with the acquisition philosophy presented, but he asked Mr. Cutting how purchases can be made when budgets are so financially constrained. Mr. Cutting responded that purchases will need to be creatively designed to allow sellers the opportunity for financial reward along with the ability to preserve portions of their properties using Conservation Restrictions and other similar methods.

Vice-Chairman Drobinski asked if Mr. Cutting believes the Town can work through existing barriers with landowners. Mr. Cutting responded he believes Sudbury can be successful in these efforts and that the impressions landowners have of the Town as a buyer have improved greatly in recent years.

Chairman Keller asked Mr. Cutting if he owns any properties which might be reviewed by LARC, and Mr. Cutting answered that he has none.

Jan Hardenbergh stated that he and his family moved to Sudbury in 1984. He remembers that at that time, as a soccer coach, Sudbury had very few fields to accommodate sports activities. Mr. Hardenbergh was a member of the Open Space and Recreation Plan Committee, and he has volunteered with the Sudbury Valley Trustees. He believes being a member of LARC will be a good way for him to help Sudbury protect land while also meeting the Town's needs.

Selectman O'Brien asked what land use issues will be the most challenging for the Town in the next decade. Mr. Hardenbergh responded that he believes the Town will be nearly built-out in ten years, and thus the coming years will be important ones to decide which big parcels remaining become developed or not. Mr. Hardenbergh also believes that Route 20 sewer issues will loom large in the years ahead, and will have property needs associated with them.

Vice-Chairman Drobinski asked how the Town should balance the tensions which exist between the many possible uses for land. Mr. Hardenbergh stated decisions will need to be made for the greatest good, for the

greatest number served. He also stated that Sudbury will need to be more proactive in garnering support from certain constituencies for given projects.

Matthew Barach stated that he has lived in Sudbury for about four years. He has a background as a real estate broker and has been a lawyer for the past 15 years, focusing on real estate law. Mr. Barach has been exposed to zoning and land use issues in his vocations, and he has also developed commercial and residential properties. Mr. Barach further stated that he enjoys public service, and would like to become more involved in the community.

Selectman O'Brien asked what land use issues will challenge the Town in the next ten years. Mr. Barach responded that preservation and recreational space will be important issues, along with finding available locations for future schools and municipal utilities. He also sees housing needs as important.

Vice-Chairman Drobinski asked if Mr. Barach's experience as a lawyer has provided him with any creative ways to use real estate law to help purchase land. Given the local and national economies, Mr. Barach responded that he believes good real estate buys exist now. Mr. Barach suggested that, when appropriate, a Right of First Refusal clause be incorporated into purchase agreements.

At 9:09 p.m., Chairman Keller thanked the three candidates for their interest and he concluded the interviews.

#### **Sudbury Housing Authority - Department of Housing and Community Development Letter of Recommendation**

Present: Sudbury Housing Authority Chair Lydia M. Pastuszek, Women's Institute for Housing representative Rebecca Plaut Mautner, Sudbury Housing Authority Director Jo-Ann Howe and Community Housing Specialist Beth Rust

At 9:09 p.m., Director of Planning and Community Development Jody Kablack opened the discussion regarding the proposed construction of five duplex units, which will increase Sudbury's affordable housing inventory by six units, on property owned by the Sudbury Housing Authority (SHA) at various locations in Sudbury. She noted that the project already has a commitment from Sudbury for Community Preservation Act funds. Ms. Kablack welcomed SHA Chair Lydia Pastuszek to the meeting to elaborate on the project.

Ms. Pastuszek explained that the project creates five new affordable housing duplexes for rental opportunities, at five different locations in Sudbury. She further explained that the housing will be affordable to families with incomes below 50% of the area median income. The new homes to be constructed are expected to be more attractive, more energy efficient and more responsive to the housing needs of the community. Ms. Pastuszek reported that the Department of Housing and Community Development (DHCD) has sent a letter to Sudbury officials, stating that the Town has thirty days to provide DHCD with letters of recommendation and comments.

Ms. Pastuszek stated that the idea for this project originated in 2004, to reconstruct four homes in North Sudbury, which were purchased by SHA in the 1970s. An architect was hired in 2007, and designs are now proposed for modular construction. In recent years, SHA waiting lists for rentals have indicated a need for more two and three bedroom homes, with few applicants in need of four-bedroom or larger homes. The plans for this reconstruction project will be for two-and three-bedroom homes, with the exception of a one-bedroom unit planned at 56 Great Road, which will also be handicap-accessible.

Ms. Pastuszek reported that the SHA has held two meetings with abutters and concerns have been addressed throughout the process. It was later noted that additional abutter comments are anticipated to arise

when the Zoning Board of Appeals (ZBA) hearing occurs, at which time, another neighborhood meeting will be scheduled. Ms. Kablack noted that the focus of the ZBA hearings will be review of site plans, which have been refined through many iterations. She noted that the project already has a commitment of \$600,000 of Community Preservation Act (CPA) funds and \$375,000 from the DHCD Public Housing Division. Additional costs will be handled by a SHA mortgage, to be paid by rents collected. Ms. Pastuszek stated that, if all approvals and funding are obtained as anticipated, it is hoped construction could start next summer.

Women's Institute for Housing representative Rebecca Plaut Mautner noted that later in the process, the project will ask for another letter of support from the Board to accompany a financing application to be submitted to MassHousing.

Vice-Chairman Drobinski asked if there are federal stimulus funds available for this type of project. Ms. Pastuszek responded that there are funds for "shovel-ready" projects, for which this development does not qualify.

Selectman O'Brien asked if the CPA funds which were already appropriated for the project included a sunset clause. Ms. Mautner responded that she and Ms. Kablack are aware that there is a sunset clause (possibly ending in 2012), which may not be a problem, if all goes according to schedule. She further stated, that in the worst case scenario, a short extension may need to be requested to complete the project.

Selectman O'Brien also asked if the homes will be built simultaneously. Ms. Mautner responded that this decision will be left to the builders, as they determine the best pricing for the project.

Ms. Pastuszek stated that the Board was in previous receipt of a draft letter of support for review. Tonight, the SHA requests a letter from the Board supporting all five site locations, copies of which will accompany each site application package for the following site locations: 10 Landham Road, 41 Great Road, 56 Great Road, 11 Ford Road and 19 Greenwood Road.

Chairman Keller asked how parking will be treated at the homes. Plans were briefly exhibited to demonstrate that the proposed parking design should be adequate for at least four vehicles per site.

Vice-Chairman Drobinski asked if the units will have sprinklers, and Ms. Kablack responded they will not, since they are not required for the design.

It was on motion unanimously

VOTED: To support the Sudbury Housing Authority's ten-unit affordable housing project, as presented, and to write a letter of support specifying all site locations to be sent to the Department of Housing and Community Development, as requested by Jo-Ann Howe, Executive Director of the Sudbury Housing Authority.

Chairman Keller thanked the SHA team for its work, and stated that the community should be proud of this affordable-housing project.

**Sudbury Housing Trust - Department of Housing and Community Development Letter of Recommendation - 278 Maynard Rd.**

Present: Director of Planning and Community Development Jody Kablack, Community Housing Specialist Beth Rust, Neighborhood of Affordable Housing (NOAH) Executive Director Philip Giffie, NOAH

Representative Toby Kramer, Narrow Gate architect Bob Wegener, and Meridian Associates civil engineer Mark Beaudry

At 9:29 p.m., Director of Planning and Community Development Jody Kablack explained that the Sudbury Housing Trust (SHT) has a project, which is also requesting a similar letter of support from the Board, regarding affordable-housing construction at 278 Maynard Road.

Community Housing Specialist Beth Rust stated that the property was purchased by SHT about a year ago. Ms. Rust reported that the current plans are consistent with what has previously been presented to Town officials for the proposed development of six, two-bedroom units of affordable housing. She further stated that a development team from the Neighborhood of Affordable Housing (NOAH) was selected by the Trust for the project, and NOAH representatives will provide a brief presentation tonight. Ms. Kablack further explained that the Town has thirty days to provide MassHousing with letters of recommendation and comments.

Neighborhood of Affordable Housing (NOAH) Executive Director Philip Giffie reported that the site review letter was submitted last weekend. The Board was previously in receipt of the information compiled by NOAH in support of its request to MassHousing to issue a project eligibility determination for the proposed development. Copies of a handout of a locus map, site plans, elevation views and floor plans were distributed to the Board for review. Mr. Giffie stated that NOAH is pleased to be working with Sudbury, and he congratulated Sudbury on its efforts through the years to pursue such projects. He noted that NOAH representatives have met with Town staff to better determine the Town's objectives for the project. Meetings with abutters will also be scheduled.

Narrow Gate architect Bob Wegener briefly highlighted the plans for the site, which sits on a 0.9 acre parcel at the corner of Maynard and Marlboro Roads. Few other homes are in close proximity to the location, where two structures will be built, each housing three, two-bedroom units. The placement of the structures on the site has been faced to the south, to allow for future solar resources to be incorporated. Mr. Wegener explained that a septic area has been reserved, and stormwater retention issues have been addressed in the plans. He also emphasized that the size of the homes has been scaled to blend into the surrounding single-family neighborhood. Mr. Wegener displayed the plans for parking, patios and a central garden court area. He also noted that as much of the woods in the rear of the site as possible has been preserved.

In response to a question from Vice-Chairman Drobinski, Mr. Wegener briefly described a few of the low impact development (LID) aspects of the project, noting that paving will be kept to a minimum, and that trees and buffer areas will be incorporated into the design on the abutter sides. Meridian Associates civil engineer Mark Beaudry stated that LID techniques will also be implemented to redirect stormwater. It was noted that the front of the property contains good soils for septic and stormwater purposes. NOAH will also work with Sudbury's Conservation Commission to ensure native species are used in the landscape design. Mr. Warding stated that all units will have sprinklers.

NOAH representative Toby Kramer briefly described some of the financial parameters for the project, based upon community housing guidelines. NOAH is working with Town officials and the Zoning Board of Appeals to secure a Comprehensive Permit by December. An application could then be submitted to DHCD in January 2010 for Affordable Housing Trust Funds to make two of the six units affordable to families earning less than 100% of the area median income, and the other four units affordable to families earning less than 80% of the area median income. The anticipated purchase price range will be \$150,000 to \$206,000. The homes will be made available to first-time homebuyers and those who have not purchased a home in the past three years. The proceeds received from the sale of the homes will be applied to construction costs. In addition, Ms. Kramer stated that the SHT has \$590,000 available for the project, and it is hoped that another



\$400,000 may be received from State funds. If obtaining State approvals and subsequent funding goes according to schedule, Ms. Kramer stated that construction should begin in October 2010.

The Board reviewed a draft letter of support. Chairman Keller stated that the goal of increasing affordable housing opportunities in Sudbury is shared by the Board.

It was on motion unanimously

VOTED: To support the recommendations provided by Jody Kablack, Director of Planning and Community Development, and Beth Rust, Community Housing Specialist, and to write a letter of support to MassHousing, as requested by Jody Kablack, Director of Planning and Community Development, in an email dated September 22, 2009.

**Chapter 40 B Site Eligibility Application - 278 Maynard Road - Property Appraisal Waiver**

Present: Director of Planning and Community Development Jody Kablack and Community Housing Specialist Beth Rust

Director of Planning and Community Development Jody Kablack explained that the Sudbury Housing Trust (SHT) and the Neighborhood of Affordable Housing (NOAH) are requesting that the Board request a waiver of a property appraisal for 278 Maynard Road as part of its Chapter 40B Site Eligibility Application. Ms. Kablack further explained that the project meets the requirements for the waiver because it was purchased by the Town on the open market, is a project of less than 20 units, the SHT plans to donate the land at zero value and is also sponsoring the project, and the profit level is below the allowable 20% level, according to what is permitted under Chapter 40B regulations. Thus, the project appears to be exempt from the appraisal requirement.

Vice-Chairman Drobinski recommended, and the Board concurred, that the letter clearly specify why the waiver request is valid and qualifies as an exception to all of the stated criteria.

It was on motion unanimously

VOTED: To request a waiver of a property appraisal for 278 Maynard Road as part of the Chapter 40B Site Eligibility application, including specific documentation of why the waiver request is valid and qualifies as an exception to all stated criteria, as requested by Beth Rust, Community Housing Specialist.

**Minutes**

It was on motion unanimously

VOTED: To approve the regular and executive session minutes of September 22, 2009.

**United Nations Day - Proclamation**

It was on motion unanimously

VOTED: To proclaim October 24, 2009 as United Nations Day in the Town of Sudbury and to urge that all Sudbury residents participate in the United Nations Day celebration at the State House on Monday, October 19, from Noon to 2:00 p.m., as requested in a letter dated September 7, 2009 from Richard Golob, President of the United Nations Association of Greater Boston.

**Sudbury Housing Trust - Adjustment of Trustees' Terms**

It was on motion unanimously

VOTED: To adjust the terms of the following seven Trustees of the Sudbury Housing Trust: Michael D. Buoniconti, 66 Puffer Lane, Peter M. Crowe, 29 Meadowbrook Circle and Amy E. Lepak, 54 Jarman Road, for two-year terms to expire on April 30, 2010; and Michael C. Fee, 48 Henry's Mill Lane, Andrew S. Kaye, 45 Normandy Drive, Lawrence W. O'Brien, 687 Boston Post Road, and Lydia M. Pastuszek, 16 Griffin Lane, for two-year terms to expire on April 30, 2011.

**Site Plan #08-009 - 52A Horse Pond Road - Construction Extension**

It was on motion unanimously

VOTED: On the recommendation of Jody Kablack, Town Planner, due to the economy, to approve a one-year deadline extension to July 31, 2010, for Site Plan #08-009 (52A Horse Pond Road) for construction and substantial use.

**Schmidt Equipment, Inc. - Lease-Purchase Award**

Town Manager Valente noted that the award is being made as a lease-purchase, since that is currently the only option available for the Town to finance the purchase.

It was on motion unanimously

VOTED: Pursuant to ATM09/Art.5 FY10 Capital Budget, to approve award by the Town Manager for the lease-purchase of a John Deere 544K Loader, to Schmidt Equipment, Inc., at a net purchase price of \$123,500 which includes a trade-in allowance on a Volvo L90C Loader (Unit #8); said purchase to be financed over a five-year period at an interest rate acceptable to the Town; and further, to authorize the Town Manager to execute all documents related thereto inclusive of the Lease-Purchase Agreement as negotiated by Town Counsel's Office.

**Board of Selectmen - Schedule**

Town Manager Valente highlighted a proposed Wednesday meeting, scheduled on January 20, 2010, so as not to conflict with a designated Special Election scheduled for January 19th. She also noted that, at the suggestion of Selectman O'Brien, the Board's meetings have been scheduled on opposite weeks than those of the Lincoln-Sudbury Regional High School Committee, to allow Selectmen to attend those meetings as needed.

It was on motion unanimously

VOTED: To approve a suggested 2010 Board of Selectmen Meeting Schedule as drafted by staff, as reviewed this evening.

**Joint Committee on Municipalities and Regional Government**

Town Manager Valente updated the Board regarding a bill, which is currently before the Joint Committee on Municipalities and Regional Government brought to her attention by Sudbury's Director of Assessing Maureen Hafner. Ms. Valente reviewed the three parts of the bill, which are intended to enhance assessment

practices. The first part will extend the time between certification years. The second part will allow assessors to receive actual information from phone companies and others who do not comply with their responsibility to send a list of taxable personal property. The third part of the bill allows assessors to include land set aside for development of condominiums, which currently have no tax liability. Ms. Hafner and Town Manager Valente believe all parts of this bill would favorably impact Sudbury.

It was on motion unanimously

VOTED: To instruct Town staff to draft a statement reflecting the Board's discussion this evening, in support of the bill, which is currently before the Joint Committee on Municipalities and Regional Government, which, if passed, will enhance assessment practices, and to send it to the Committee as soon as possible.

**Executive Session**

At 10:06 p.m., Chairman Keller 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 contract negotiations.

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

There being no further business, the meeting adjourned at 10:06 p.m.

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