

**SUDBURY BOARD OF SELECTMEN**  
**AGENDA**  
**TUESDAY, APRIL 3, 2012**  
**7:30 p.m., Town Hall, 322 Concord Road**

1. 7:30 Opening remarks
2. 7:35 **PUBLIC HEARING:** NStar Utility Petition #12-04 -- Question of approving NStar Electric and Verizon New England, Inc. petitions and plans to obtain a Grant of Location to install 36' of conduit on Raymond Road at Pole 14/9 to provide underground electric service to a Verizon Wireless Cell site.  
*Vote/Sign*
3. 7:40 Reports from the Town Manager and Selectmen
4. 7:45 Annual Update Meeting with State legislators and discussion of Sudbury's Special Act for Senior Tax Relief.  
*(Rep. Tom Conroy and Sen. Jamie Eldridge will attend.)*
5. 8:15 **PUBLIC HEARING:** public hearing on the Site Plan Modification Application of 29 Hudson LLC in accordance with Town of Sudbury Zoning Bylaw Section 6300 for property located at 29 Hudson Road, Town Assessor's Map H09, Parcel 0002.  
*Vote (Jeff Walker, Applicant/Manager, and Jody Kablack, Dir. of Planning and Community Development, will attend.)*
6. 8:45 **TOWN FORUM:**  
-- Goodnow Public Library Trustees  
*(Esme Green, Library Dir., and a Trustee will attend.)*
7. 9:00 *Vote* Discussion regarding designation of a Special Municipal Employee for Special Counsel who can advise the Sustainable Energy Green Ribbon Committee on their work developing a solar power generation facility at the Landfill.  
*(Bill Braun will attend.)*

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**Consent Calendar:**

8. *Vote* Vote to approve the Regular Session minutes of January 11, February 29 and March 20, 2012.
9. *Vote* Vote to accept the resignation of Chris D. O'Halloran, 246 Horse Pond Road, as a member of the Design Review Board, as requested in an email dated March 20, 2012, and to send a letter of appreciation for his service to the Town.
10. *Vote/Sign* Vote to acknowledge that the month of May is Military Appreciation Month in Sudbury and to sign a proclamation acknowledging such. This proclamation will be read at the Dedication of the Flagpole and Flag Ceremony to be held at the Goodnow Public Library on Saturday, May 5, 2012. The flagpole was donated by HOPEsudbury, in conjunction with the Sudbury Military Support Network, who will supply the flag.
11. *Vote* Vote to accept, on behalf of the Town, a \$1,000 donation to the Sudbury Historical Commission from Bravo Platoon Film Prods. LLC in appreciation for permission to change historic signs in Town Center from March 27 – 29, said funds to be expended under the direction of the Town Manager.

12. **Vote**      Vote to approve a Town Manager contract award to Topographix LLC in the base amount of \$14,188 for a ground penetrating radar survey including 3-D modeling at the Revolutionary War Cemetery pursuant to a Request for Quotations therefor; and further to approve the option of providing other service related thereto, if desired by the Town.
- 

**Miscellaneous (untimed items):**

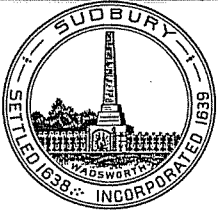
13. **Vote/Sign**      Question of approving the appointment of Lee Ford Swanson, 55 Hudson Road, as Town Historian for a one-year term to expire on May 31, 2013, filling a vacancy occasioned by the resignation of Curtis F. Garfield.
14. **Vote/Sign**      Annual Town Meeting Actions:  
- Discussion of Town Meeting articles.  
- Sign Annual Town Meeting Warrant
15. **Vote**      Question of creating an *ad hoc* task force to independently review H.3435 and appointing members who will report to the Board of Selectmen.
- 

16.      **Executive Session:**

- Collective Bargaining – wherein strategy discussion with respect to collective bargaining in an open meeting may have a detrimental effect on the bargaining position of the public body.

*These agenda items are those reasonably anticipated by the Chair which may be discussed at the meeting. Not all items listed may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law.*

sent 3/23



## TOWN OF SUDBURY

Office of Selectmen  
[www.sudbury.ma.us](http://www.sudbury.ma.us)

Flynn Building  
278 Old Sudbury Rd  
Sudbury, MA 01776-1843  
978-639-3381  
Fax: 978-443-0756

Email: [selectmen@sudbury.ma.us](mailto:selectmen@sudbury.ma.us)

### Utility Petition 12--04

### NOTICE OF PUBLIC HEARING

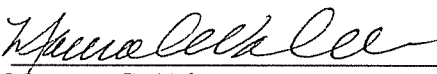
In conformity with the requirements of sections 21 and 22, Chapter 166 of the General Laws, you are hereby notified that a Public Hearing has been rescheduled from the Board of Selectmen's March 20<sup>th</sup> meeting and will be held on **Tuesday, April 3, 2012, at 7:35 p.m.**, in Lower Town Hall, 322 Concord Road, Sudbury, Massachusetts, on the petitions of NStar Electric and Verizon New England, Inc, for the purpose of obtaining a Grant of Location to accommodate the following:

#### RAYMOND ROAD:

Westerly, approximately 1,030 ft. south of Boston Post Road, a distance of about 36 ft. of conduit at pole 14/9

The purpose of this work is necessary to provide underground electric service to a Verizon Wireless Cell site.

#### SUDBURY BOARD OF SELECTMEN

By:   
Maureen G. Valente  
Town Manager

March 23, 2012

Post: Town Hall

cc: NSTAR Electric  
Verizon NE, Inc.  
DPW Director  
Abutters



One NSTAR Way  
Westwood, Massachusetts 02090

*Agenda*  
3/20

February 7, 2012

Board of Selectmen  
Town of Sudbury  
Sudbury, Ma 01776

Re: Raymond Road  
Sudbury, Ma  
Work Order: #1800215

RECEIVED  
BOARD OF SELECTMEN  
SUDBURY, MA  
2012 FEB 17 P 12:02

Dear Members of the Board:

The enclosed petition and plan is being presented by the NSTAR Electric Company for the purpose of obtaining a Grant of Location to install conduit at Pole 14/9.

This work is necessary in order to provide Underground Electric Service to Verizon Wireless Cell Site.

Your prompt attention to this matter would be greatly appreciated. If you have any questions, please contact Christine Cosby, Right of Way Agent, at (508) 305-6989

Very truly yours,

A handwritten signature in cursive script that reads "Richard M. Schifone".

Richard M. Schifone, Supervisor  
Rights and Permits

RMS/la

**ORDER FOR LOCATION FOR CONDUITS AND MANHOLES**  
**Town of SUDBURY**

WHEREAS, NSTAR ELECTRIC COMPANY has petitioned for permission to construct a line for the transmission of electricity for lighting, heating or power under the public way or ways of the Town thereafter specified, and notice has been given and a hearing held on said petition as provided by law.

It is ORDERED that NSTAR ELECTRIC COMPANY be and hereby is granted permission to construct and a location for, such a line of conduits and manholes with the necessary wires and cables therein under the following public way or ways of said Town:

Raymond Road-       Westerly, approximately 1030 feet South of Boston Post Road, a distance of about 36 feet of conduit @ pole 14/9

(WO. 1800215)

All construction work under this Order shall be in accordance with the following conditions:

1. Conduits and manholes shall be located as shown on the plan made by A.Debenedictis, Dated March 9, 2011 on the file with said petition.
2. Said shall comply with the requirements of existing by-laws and such as may hereafter be adopted governing the construction and maintenance of conduits and manholes.
3. Company All work shall be done to the satisfaction of the Board of Selectmen or such officer or officers as it may appoint to supervise the work.

|   |       |                    |
|---|-------|--------------------|
| 1 | _____ |                    |
| 2 | _____ | Board of Selectmen |
| 3 | _____ | the Town of        |
| 4 | _____ | SUDBURY            |
| 5 | _____ |                    |

**CERTIFICATE**

We hereby certify that the foregoing Order was adopted after due notice and a public hearing as prescribed by Section 22 of Chapter 166 of the General Laws (Ter. Ed.), and any additions thereto or amendments thereof, to wit:-after written notice of the time and place of the hearing mailed at least seven days prior to the date of the hearing by the Selectmen to all owners of real estate abutting upon that part of the way or ways upon, along or across which the line is to be constructed under said Order, as determined by the last preceding assessment for taxation, and a public hearing held on the \_\_\_\_\_ day of \_\_\_\_\_ 2011 at \_\_\_\_\_ in said Town.

|   |       |                    |
|---|-------|--------------------|
| 1 | _____ |                    |
| 2 | _____ | Board of Selectmen |
| 3 | _____ | the Town of        |
| 4 | _____ | SUDBURY            |
| 5 | _____ |                    |

**CERTIFICATE**

I hereby certify that the foregoing are true copies of the Order of the Board of Selectmen of the Town of SUDBURY, Massachusetts, duly adopted on the \_\_\_\_\_ day of \_\_\_\_\_, 2012 and recorded with the records of location Orders of said Town, Book \_\_\_\_\_, Page \_\_\_\_\_ and of the certificate of notice of hearing thereon required by Section 22 of Chapter 166 of the General Laws (Ter.Ed.) and any additions thereto or amendments thereof, as the same appear of record.

Attest: \_\_\_\_\_  
Clerk of the Town of SUDBURY, Massachusetts

**ORDER FOR POLE & CONDUIT LOCATION**

The Board of Selectmen of Sudbury, Massachusetts **ORDERED:**

That permission be and hereby granted **VERIZON NEW ENGLAND INC.** to lay and maintain underground conduits and manholes, with the wires and cables to be placed therein, under the surface of the following public way or ways as requested in petition of said Company dated the 15<sup>th</sup> day of February, 2012.

**Raymond Road:**

Westerly, approximately 1030 feet south of Boston Post Road, a distance of approximately 36 feet of conduit at pole #14/9. Substantially as shown on plan marked **A.Debenedictis**, Dated **March 9, 2011**.

The foregoing permission is subject to the following conditions:

1. The conduits and manholes shall be located as shown on said plan
2. Work shall comply with the requirements of existing by-laws and as such as may hereafter be adopted governing the construction and maintenance of conduits and manholes.
3. All work shall be done to the satisfaction of the Board of Selectmen or such officer or officers as it may appoint to supervise the work.

I hereby certify that the foregoing order was adopted at a meeting of the Board of Selectmen of the Town of Sudbury, Massachusetts, held on the \_\_\_\_\_ day of \_\_\_\_\_, 2012.

\_\_\_\_\_  
Clerk of Selectmen

We hereby certify that on \_\_\_\_\_, 2012, at \_\_\_\_\_ o'clock \_\_\_\_\_ M. at Sudbury, Massachusetts, a public hearing was held on the petition of VERIZON NEW ENGLAND INC. for permission to place one pole and to lay and maintain underground conduits, manholes and connections, with the wires and cables to be placed therein, described in the order herewith recorded, and that we mailed at least seven days before said hearing a written notice of the time and place of said hearing to each of the owners of real estate (as determined by the last preceding assessment for taxation) along the ways or parts of ways upon which said Company is permitted to construct the lines of said Company under said order. And that thereupon said order was duly adopted.

\_\_\_\_\_  
\_\_\_\_\_

The Board of Selectmen of Sudbury, Massachusetts

**CERTIFICATE**

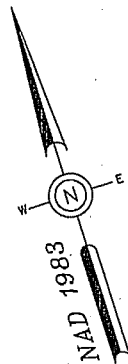
I hereby certify that the foregoing is a true copy of a location order, and certificate of hearing with notice adopted by the Board of Selectmen of Sudbury, Massachusetts, on the \_\_\_\_\_ day of \_\_\_\_\_, 2012, and recorded with the records of location orders of said Town, Book \_\_\_\_\_, Page \_\_\_\_\_. This certified copy is made under the provisions of Chapter 166 of General Laws and any additions thereto or amendments thereof.

Attest:

\_\_\_\_\_  
Town Clerk

UFB-04

S:\SHARED\CHANGES\BASELINES\SD\RAYMOND.dwg

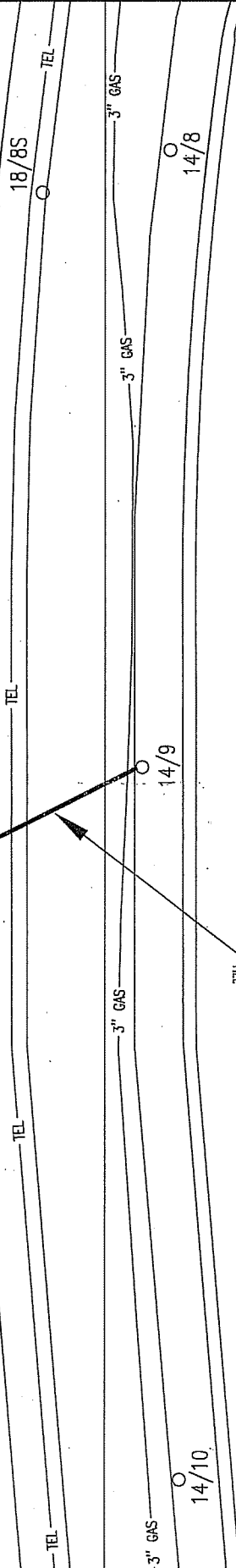


1030'± TO  
BOSTON POST ROAD

APPROX. PT.  
OF PICKUP

RAYMOND

ROAD



37'±  
INSTALL 2-4\"/>

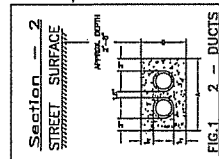
PURPOSE: TO PROVIDE UNDERGROUND ELECTRIC  
SERVICE TO VERIZON WIRELESS CELL SITE.



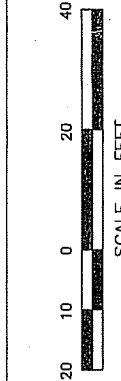
NOTES:

ALL UNDERGROUND LOCATIONS ARE APPROXIMATE.  
WORK AREA WAS COVERED BY BOTH SNOW AND ICE.  
ALSO, NO EVIDENCE OF UTILITY GATES AND MANHOLES  
ALONG RAYMOND ROAD AT TIME OF SURVEY.

| FIG. | 4\"/> |     | 5\"/> |     |
|------|-------|-----|-------|-----|
|      | A     | B   | A     | B   |
| 1    | 18    | 1/2 | 18    | 1/2 |
| 2    | 22    | 1/2 | 18    | 1/2 |
| 3    | 18    | 1/2 | 18    | 1/2 |
| 4    | 18    | 1/2 | 18    | 1/2 |
| 5    | 22    | 1/2 | 18    | 1/2 |
| 6    | 18    | 1/2 | 18    | 1/2 |
| 7    | 18    | 1/2 | 18    | 1/2 |
| 8    | 22    | 1/2 | 18    | 1/2 |
| 9    | 18    | 1/2 | 18    | 1/2 |
| 10   | 22    | 1/2 | 18    | 1/2 |
| 11   | 18    | 1/2 | 18    | 1/2 |
| 12   | 22    | 1/2 | 18    | 1/2 |
| 13   | 18    | 1/2 | 18    | 1/2 |
| 14   | 18    | 1/2 | 18    | 1/2 |
| 15   | 18    | 1/2 | 18    | 1/2 |
| 16   | 18    | 1/2 | 18    | 1/2 |
| 17   | 18    | 1/2 | 18    | 1/2 |
| 18   | 18    | 1/2 | 18    | 1/2 |
| 19   | 18    | 1/2 | 18    | 1/2 |
| 20   | 18    | 1/2 | 18    | 1/2 |



BY YOUR USE OF THE INFORMATION CONTAINED IN THIS MAP, YOU AGREE THAT NO WARRANTY IS MADE BY THE PROVIDER OF THIS INFORMATION. THE PROVIDER OF THIS INFORMATION IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS. THE PROVIDER OF THIS INFORMATION IS NOT RESPONSIBLE FOR ANY DAMAGES, INCLUDING BUT NOT LIMITED TO, DIRECT, INDIRECT, INCIDENTAL, OR CONSEQUENTIAL DAMAGES, ARISING OUT OF OR IN CONNECTION WITH THE USE OF THIS INFORMATION. THE PROVIDER OF THIS INFORMATION IS NOT RESPONSIBLE FOR ANY DAMAGES, INCLUDING BUT NOT LIMITED TO, DIRECT, INDIRECT, INCIDENTAL, OR CONSEQUENTIAL DAMAGES, ARISING OUT OF OR IN CONNECTION WITH THE USE OF THIS INFORMATION. THE PROVIDER OF THIS INFORMATION IS NOT RESPONSIBLE FOR ANY DAMAGES, INCLUDING BUT NOT LIMITED TO, DIRECT, INDIRECT, INCIDENTAL, OR CONSEQUENTIAL DAMAGES, ARISING OUT OF OR IN CONNECTION WITH THE USE OF THIS INFORMATION.



|                          |                                   |                          |
|--------------------------|-----------------------------------|--------------------------|
| CH 30-11                 | GIS SERVICES                      | <b>NSTAR</b><br>ELECTRIC |
| Work Order # 1800215     | Plan of RAYMOND ROAD              |                          |
| Surveyed by MGR/TQ/RWB   | SUBURBY                           |                          |
| Structures by TQ         | Showing PROPOSED CONDUIT LOCATION |                          |
| Plotted by SC            | Scale 1" = 20'                    | Date 03/09/2011          |
| Approved A. DEBENEDECTIS | Sheet 1 OF 1                      |                          |

## **McCormack, Mary**

---

**From:** Kablack, Jody  
**Sent:** Friday, March 23, 2012 1:32 PM  
**To:** McCormack, Mary  
**Cc:** Kelly, James; Place, Bill  
**Subject:** RE: NStar-Verizon Raymond Rd. petition:

TO: Board of Selectmen  
FROM: Jody Kablack, Dir. Of Planning and Community Development  
RE: NSTAR Utility petition 12-04, Raymond Road

I have reviewed the NStar petition to install underground conduit on Raymond Road at utility pole #14/9. This work is part of the installation of a proposed cell tower at the Sudbury Water District office property at 199 Raymond Road which received site plan approval by the Selectmen on July 6, 2010. The applicant had contemplated installation of utilities underground from utility pole 14/9 as part of its original site plan, and the location of the conduit is shown on the approved plan. I recommend approval of this petition.

Jody Kablack  
Director of Planning and Community Development Town of Sudbury  
278 Old Sudbury Road  
Sudbury, MA 01776  
978-639-3387



Public Hearing:  
Site Plan of 29 Hudson LLC (Village Green)  
29 Hudson Road  
Material received as of March 30, 2012

Notice of the Public Hearing was duly posted and advertised in the *Sudbury Town Crier* on March 15 and 22, 2012. Abutters according to the Assessors were provided written notice by first class mail. The Sudbury Planning Board and other boards and officials were notified and requested to report to the Selectmen. The Selectmen opened the public hearing on April 3, 2012.

The Board is in receipt of the following:

1. Application for Site Plan Approval dated March 8, 2012, including Site Plans prepared by Sudbury Lawn and Landscape Design and Precision Land Surveying, Inc., consisting of 4 sheets (Existing Conditions Plan dated January 5, 2006; Grading Plan - 01 dated January 6, 2012; Grading Plan - 02 dated January 18, 2012; and Sudbury Square Preliminary Plan dated February 8, 2012); Architectural Renderings (5 sheets); Statement of Use; Parking Appendix/Proposed Space Use.
2. Memo from the Design Review Board to Jody Kablack and the Historic Districts Commission dated March 23, 2012
3. Memo from Bill Place, DPW Director, to the Board dated March 27, 2012
4. Memo from Jody Kablack, Planning Director, to the Board of Selectmen dated March 30, 2012
5. Pre-application meeting notes dated March 22, 2012

## **Village Green Pre-Application Meeting, 29 Hudson Road**

**March 22, 2012**

**PRESENT:** Debbie Dineen (Conservation), Bill Miles (Fire), Mark Herweck (Building), Bob Leupold (Health), Bill Place (Engineering), Jody Kablack (Planning), Jeff Walker, owner

Jeff Walker described the project. This is a renovation of the existing Village Green property on Hudson Road. The site was built in 1978 and contains 3 buildings with mixed use commercial uses. The site plan submitted does not anticipate major changes to the site. They are proposing an enhanced entrance with a small pocket of parking in front of the large building, which will equal 10% of the overall parking on the site (approximately 14 spaces). The intent is to create a village or town square atmosphere. Porches will be added to some of the buildings, cobblestones will be used for some of the parking in the front and a large, open patio will be constructed between the buildings for residents to congregate. A row of trees will be added to the large parking area in the rear to soften that and add shade. They anticipate a similar mix of uses as existing when the plaza was occupied, consisting of retail, Offices and restaurants. An elevator will be added to the large building to facilitate access. They want to offer a drive-through option for a bank in the easternmost building, which is shown on the site plan. They propose to unify and enclose the 2<sup>nd</sup> floor porch on the back of the large building. Upgrades to the stormwater management system and septic system are required. The stormwater plan will treat the new parking area under the local bylaw. Some grading changes will be made to the site to make the first floor space accessible. They have met with the Historic Districts Commission twice to get feedback on the proposal and have made suggested changes. They have also met with the Design Review Board.

Bob Leupold: The plan should reflect the offsets of the septic system to the drainage structures. The septic field will be located under parking and will need to be upgraded with schedule 40 material. If no expansion is anticipated, will only need a repair permit. Will need to provide specifications of materials and vertical detail of the leaching field. Vents will be required. The Board of Health will monitor the uses as leases are signed to ensure that the septic system design is not exceeded.

Bill Miles: Fire alarm system and permits will be needed, and he hopes that a new system will be installed that is more accessible than the variety of systems at the property currently. The plan should reflect all the hydrants on the property. It appears that the hydrant in the western corner is not on the plan. Check to make sure the turning radius along the driveway are adequate, however he noted that in an emergency the exit driveway can also be used. The cobblestone in the front parking area will be easy for truck to maneuver since there will be no curbing.

Mark Herweck: Parking calculations should be submitted to determine compliance with the Zoning Bylaw. Exterior lighting should be shown on the landscape plan. The dumpster must be fenced and shielded from view of a public way. The parking spaces and aisles should include dimensions in compliance with the Zoning Bylaw. Handicap parking spaces must be shown. The size of Building 2 must be confirmed to determine if it will need to be sprinklered.

Bill Place: Will the owner agree to grant a 20' wide road widening easement along the frontage of the property to facilitate the road improvements as part of the Sudbury Center plan? Jeff agreed to do so. The details of the pipe sized, elevations, etc. must be shown on an engineering plan. Same for the aisle dimensions and parking spaces. It was suggested to lengthen the center aisle in the new front parking area to create 2 distinct lanes for entering and exiting. More detail is needed on the type of infiltration structures and soil test logs will be needed in the vicinity of the infiltration structures. The turning radius

should be confirmed at the turns in the driveway. A signature block must be added to the plans. A driveway modification permit is needed.

Debbie Dineen: The proposal will be reviewed under the local Stormwater Bylaw and DEP regulations (the Planning Board has delegated stormwater review authority to the Conservation Commission). It is assumed that a Notice of Intent will be required for work within 100' of a wetland. The plan needs to show all wetlands within 100' of the property. Regarding the vegetation removal that occurred along the western property line, Debbie noted that revegetation must occur on the subject property, and a more specific landscape plan should be submitted showing quantity, location, size and type of vegetation proposed. It was questioned if an underground irrigation system was proposed, and Debbie suggested this was a good site for rain barrels since there was a large roof area and very little lawn. She noted that the Commission will be looking at the designated snow storage area and will want some type of runoff treatment prior to discharge into the wetland. It was suggested that the row of trees in the back parking lot could be made into a swale for stormwater collection. It was asked if the entire site was going to be repaved, and the answer was no.

Jody Kablack: Compliance with zoning items including building coverage, open space, landscaping requirements, impervious surface should be on the plan. The parking calculations submitted indicate that the applicant is requesting consideration of uses that occur at different times pursuant to section 3122 of the zoning bylaw. The freestanding sign must comply with the bylaw. Can the new parking area be decreased in width at all to soften the front of the site? The Selectmen will hold a hearing on this modification on April 3.

No further comments.

*Agenda*  
*1/2*

March 23, 2012

To: Jody Kablack  
Historic Districts Commission

From: Design Review Board

Re: DRB comments on 29 Hudson Road, Village Green

The DRB met with the applicants at its meeting on March 14, 2012. Overall, the board finds the architectural plans for the site appropriate given the location within the Sudbury Center Historical District and the structural constraints of the rear building. The board does, however, have some misgivings with regard to the site plan.

The board felt unanimously that the site should be more inviting from the street, particularly with regard to pedestrian access. The current plan has the sidewalk on Hudson Road, separated from the property by a stone wall, with two vehicular entrances. Incorporating one or more paths that encourage pedestrian access would be preferable to the "strip mall" layout of vehicular access and parking lots. The applicants indicated that additional paths were impossible because the property is already at the upper limit of allowable paved surfaces, but also stressed that the bylaw requirements for parking spaces are excessive. The board highly recommends that the town allow the parking requirements to be reduced so that pedestrian access could be possible without adding additional paved surfaces. Further, by reducing the parking spaces in the rear, it would improve the view from Peakham Road.

The board also finds that the little attention was paid to the pedestrian experience within the site. For example, the pedestrian walkway from the parking lot to the center of the project, through the main building, leads to an asphalt drive. The board recommends that this pedestrian walkway lead to someplace that is pedestrian friendly, such as the courtyard (through some realignment) or to a green space that encourages movement along the porch rather than into the parking lot.

Handicap pedestrian access also seems forced in the site plan. Access to the northeast building requires traversing the porch, crossing the driveway, meandering through an island, crossing the drive-through, and finally entering through the rear of the building.

The board further recommends that there be some separation of the main building from the parking lot in the rear and front of the building. Currently it appears on the site plan that the porched areas of the main building all abut pavement. The board again finds this layout to be more similar to the Sudbury Crossing strip mall. The board recommends separating the parking from the building through some plantings and green space, as is done at the rear of Mill Village, to both improve the experience of the site and to soften the lengthy porch.

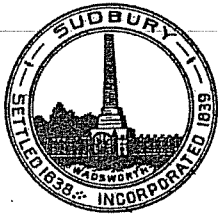
The board understands and agrees that some parking in the front will be beneficial to the viability of the site by indicating to passers-by that there is activity there. The board, however, feels that further steps could be taken to indicate activity, without making the focal point a parking lot at the front center of the property. Several options include:

- The courtyard is not particularly visible from the street. By extending it to the East somewhat, it would be both more visible and address the issue of the central walkway leading to the main driveway. Creative lighting, planting, trellises, etc. could further be used here to create an interesting outdoor space.
- Rather than having what amounts to a large oval front driveway with a large cobblestone island, perhaps the entrance could be more "roadlike" with parallel parking to reinforce the feeling of a town center.
- Encouraging businesses that occupy the front buildings closer to Hudson Road be shops or restaurants with longer hours than banks or offices so as to give the project a vibrant edge rather than a dark barrier during the evening and weekend.

The presence of the drive-through lane presents problems as well. In addition to the awkward handicap crossing, it forces the driveway too close to the main building. By eliminating it, it frees up space for a buffer between the driveway and the buildings. Further, there may still be room for additional parallel parking. Lastly, the drive-through is incongruous with the goal of getting people out of their cars, visiting other shops, and experiencing the site.

The applicants also indicated that there was interest in using the cobblestone area as a public space for uses such as a farmers market. The board would recommend the green space in the northeast corner of the property as more suited to such purposes, both in terms of bringing the vibrancy closer to the street and improving safety by removing it from the vehicular path.

The board would like to see a large scale landscape plan for the property that includes native species, a greater variety of plantings within the parking lot and along Peakham Road, and a specific planting plan for the courtyard area. The board understands that there are planting limitations because of the septic locations, but the courtyard should include some color and shade and should not be another vast paved area.



# Town of Sudbury

## Dept. of Public Works

275 Old Lancaster Road  
Sudbury, MA 01776  
(978) 443-2209; (978) 443-6128 fax  
I. William Place, DPW Director/Town Engineer

ENGINEERING • HIGHWAY • PARKS & GROUNDS • TRANSFER STATION • TREES & CEMETERY

March 27, 2012

RECEIVED

MAR 28 2012

Ms. Jody Kablack, Director  
Planning & Community Development  
278 Old Sudbury Rd.  
Sudbury, MA 01776

Subject: Notice of Application for Site Plan Modification  
Village Green, 29 Hudson Road

Dear Ms. Kablack:

This office is in receipt of an Application for Site Plan Approval for 29 Hudson Road and a set of plans containing the following:

- Existing Conditions Plan prepared by Precision Land Surveying, Inc. dated January 5, 2006.
- Two Grading Plans and a Preliminary Plan prepared by Sudbury Lawn and Landscape Design dated January 18, 2012 and January 8, 2012.

I have reviewed the referenced material, and my comments are as follows:

1. The applicant is willing to provide a Highway Easement along their frontage to allow for the widening of Hudson Road and relocation of the existing walkway. This easement is in response to the Town Center reconstruction.
2. The applicant should provide rim elevations, invert elevations, pipe size and type to all catch basins.
3. Catch basins are to be located no closer than 10 ft. to a subsurface sewage disposal system.
4. Parking spaces should be dimensioned along with aisle widths.
5. The main entrance has a width opening of 65 ft. I would recommend that the landscape island be relocated 6 ft. northerly from its proposed location to reduce the openings to approximately 24 ft.
6. Refuse disposal area should be enclosed with a fence.

7. Water table information should be provided in the area of the proposed recharge system.
8. Detail sheet should be provided showing as a minimum catch basin, recharge system, pavement, berm, sidewalk, etc.
9. Turning radius should be checked to determine if a truck having a wheel base of 50 ft. would be able to maneuver within the aisles as proposed.
10. Signature block should be added to the plans for the Board of Selectmen, Director of Planning & Community Development, Building Inspector and the Director of Public Works.
11. Driveway permit will be required from the Department of Public Works.

If there are any questions, please advise.

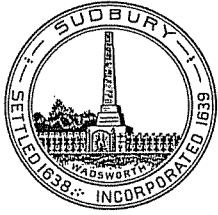
Sincerely,



I. William Place, P.E.  
Dir. of Public Works/Town Engineer

IWP/gs

cc: Jeffrey Walker, Vantage Builders  
Mike Carney, Sudbury Lawn & Landscape Design



# Town of Sudbury

Planning and Community Development Department

Jody A. Kablack, Director

Flynn Building  
278 Old Sudbury Rd  
Sudbury, MA 01776  
978-639-3387  
Fax: 978-443-0756

<http://www.sudbury.ma.us/services/planning>

[kablackj@sudbury.ma.us](mailto:kablackj@sudbury.ma.us)

TO: Board of Selectmen  
FROM: JAK Jody Kablack, Planning and Community Development Director  
RE: Village Green Site Plan, 29 Hudson Road  
DATE: March 30, 2012

An application for Site Plan Review pursuant to section 6314 of the Zoning Bylaw has been received by 29 Hudson Road LLC for improvements/changes to the existing site located at 29 Hudson Road known as the Village Green. The application proposes the construction of a new 15 car parking area in the front of the site, changes to the access driveway, exterior architectural improvements to the buildings and landscaping. Upgrades to the stormwater and wastewater management systems are also contemplated (however no increase in the design flow for the septic is proposed). Site Plans prepared by Sudbury Lawn and Landscape Design and Precision Land Surveying, Inc., consisting of 4 sheets (Existing Conditions Plan dated January 5, 2006; Grading Plan - 01 dated January 6, 2012; Grading Plan - 02 dated January 18, 2012; and Sudbury Square Preliminary Plan dated February 8, 2012), have been received.

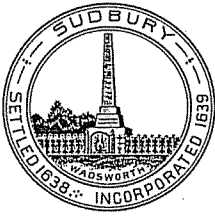
The site is a 2.89 acre parcel of land in the Business District currently improved with 3 structures comprising approximately 41,400 square feet of commercial floor space and 130 parking spaces. The site was originally approved and constructed in the late 1970's as a mixed use commercial center. The new owners of the property propose to continue that use in approximately the same configuration. The floor space will be divided among 4 uses - 4900 sq. ft. of restaurant use; 5700 sq. ft. of retail use; 17,250 sq. ft. of office use; and 13,200 sq. ft. of storage use in the basement. The property is also within the Sudbury Center Historic District, and the Water Resource Protection District Zone III.

I have reviewed the application materials and offer the following comments and recommendations:

1. A pre-application meeting was held with the applicant and Town staff on March 22, 2012. The notes from that meeting are attached.
2. The major change to the site is the proposal to construct a new parking area in the front of the large building, and change the easterly access driveway location and function. While the entire access drive was originally a one way system, entering from the eastern driveway and exiting out the western driveway, the new configuration allows ingress and egress from the main easterly driveway, and exit only from the western driveway.

Approximately 15 new parking spaces are proposed in this location. The location of the spaces meets the Zoning Bylaw provision of section 3144 to locate parking to the side or rear of commercial buildings. No spaces are located in front of the buildings situated on Hudson Road. The applicant proposes the use of a cobblestone surface for some of the front parking in order to reduce the amount of impervious surface, and to soften the look in the Historic District.





# Town of Sudbury

*Planning and Community Development Department*

Jody A. Kablack, Director

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Fax: 978-443-0756

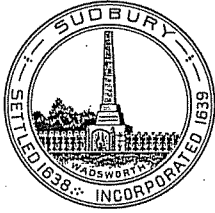
<http://www.sudbury.ma.us/services/planning>

[kablackj@sudbury.ma.us](mailto:kablackj@sudbury.ma.us)

It is recommended that the applicant explore the option of extending the new proposed center planting island up to the new parking area, and eliminating the ability to drive around the new parking area. The DPW Director has also recommended that the landscape island in this location be extended towards Hudson Road to create 2 distinct driveways at the entrance. These changes will further mitigate the visual impact to the Historic District.

The Design Review Board had some creative suggestions for the new parking area as well that should be explored.

3. The other major changes to the site include upgrading and improving the exterior architecture of the buildings (mainly the large building) by adding a front porch, new windows and doors, enclosing the 2<sup>nd</sup> floor porch in the rear of the building, and adding an elevator. These changes require approval by the Historic Districts Commission and input from the Design Review Board, both of which have already met with the applicant.
4. Additional changes include the addition of a row of trees within the back parking area to provide shade and break up the expanse of the parking lot, and other landscaping around the parcel. The proposal appears to meet the Zoning Bylaw requirements of section 3500 (Screening and Landscaping), as most of the parking is within an area that is not proposed to be expanded and which is grandfathered as to these requirements. All plants listed on the landscape plan meet or exceed the size requirements in the Zoning Bylaw. The new parking area in the front complies with the current landscape buffer requirements. A bike rack is required to be installed, and should be shown on the plan.
5. The applicant has submitted a parking analysis which shows that under current parking standards and with a mix of uses similar to what has operated on this site in the past at full occupancy, 166 parking spaces would be required. They have also calculated the mixed use requirement of the proposed uses at the site to be of varying peak demands, particularly between the office and restaurant uses. Section 3122 of the Zoning Bylaw allows the Selectmen to approve a site plan for mixed use if it is demonstrated that parking needs occur at different times at a particular site. As this site has a significant number of parking spaces, the proposal increases the number of spaces on the site by 5, and the parking analysis indicates peak parking demand will not be exceeded based on the proposed mix of uses, it is recommended to allow the proposed parking configuration.
6. A driveway permit from the Engineering Department will be necessary for the change to the main access driveway. The new driveway will be essentially in the same location, but the centerline shall be moved approximately 10 feet to the east, slightly increasing the distance between the 2 driveways to 190 feet.
7. A Stormwater Management Permit is required for the proposal. The Planning Board has delegated its review authority to the Conservation Commission for this proposal, as that board will be reviewing the changes under a Notice of Intent.



# Town of Sudbury

*Planning and Community Development Department*

Jody A. Kablack, Director

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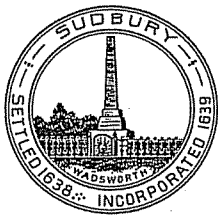
<http://www.sudbury.ma.us/services/planning>

[kablackj@sudbury.ma.us](mailto:kablackj@sudbury.ma.us)

8. A sign is noted on the plan, but no details have been submitted. It is assumed that this will be a freestanding sign. It will be required that this sign meet the requirements of section 3200 of the Zoning Bylaw, which allows for a 24 sq. ft. sign to be erected on this parcel. The setback to the property line would be 16 feet at that size sign, and could be less for a smaller sign. If these provisions are requested to be varied, a special permit from the Zoning Board of Appeals may be necessary.
9. The Landscape Plan should be revised to include specific plantings along the westerly property line. Large trees in this area were recently removed, and a planting scheme should be submitted for review.
10. The Landscape Plan should also show all exterior lighting on the property, including any sign lighting; pedestrian opportunities into the site from the adjacent walkway; locations of any directional signage proposed, particularly for one way access drives; and the identification of all proposed tree plantings (the cherry trees are not labeled on the plan).
11. The site plan must include a detail sheet showing:
  - a. Lighting and signage details
  - b. Solid waste system enclosure
  - c. Construction details – stormwater management structures; pavement, curbing, cobblestone and patio details, planting details
  - d. All items noted in the memo from the DPW Director.
12. Signature blocks for the Selectmen, Building Inspector, DPW Director and Planning Director must be added to all plan sheets.
13. The 120 day time limit to issue a site plan decision expires on July 6, 2012.

## Attachment

cc: Building Inspector  
Conservation Coordinator  
DPW Director  
Health Director  
Fire Chief  
Planning Board  
Applicant



# Town of Sudbury

## Planning Board

pcd@sudbury.ma.us

<http://www.sudbury.ma.us/services/planning>

Flynn Building  
278 Old Sudbury Rd  
Sudbury, MA 01776  
978-639-3387  
Fax: 978-443-0756

*Agenda  
4/2*

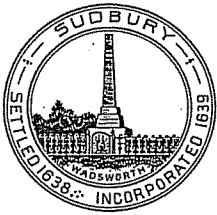
Date: March 22, 2012

TO: Board of Health  
DPW Director  
Building Inspector  
Fire Chief  
Conservation Commission  
Board of Selectmen

FROM: Jody Kablack, Director of Planning and Community Development

RE: Revised Site Plan Modification:  
Village Green 29 Hudson Road

Please find additional information attached for your review.



# Town of Sudbury

Office of Selectmen

Flynn Building  
278 Old Sudbury Rd  
Sudbury, MA 01776  
978-639-3381  
Fax: 978-443-0756

## TOWN OF SUDBURY NOTICE OF PUBLIC HEARING

The Board of Selectmen will hold a public hearing on Tuesday, April 3, 2012, at 8:15 p.m. at the Town Hall, 322 Concord Road, Sudbury, MA, on the application of 29 Hudson LLC, owners, to modify an existing Site Plan by adding 15 parking spaces, making exterior architectural changes to the existing buildings and adding landscaping to the property located at 29 Hudson Road, zoned Limited Business, Town Assessor Map H09, Parcel 0002. The plans and application are on file at the Selectmen's office and the Planning and Community Development office and can be examined during normal business hours. Any person interested, or wishing to be heard on the proposed application should appear at the time and place designated, or submit comments in writing prior to the hearing.

Board of Selectmen

Publication: *Sudbury Town Crier*: March 15 and 22, 2012

Post: Town Hall and Flynn Building

cc: Abutters  
Applicant  
Owner  
Sudbury Town Clerk  
Sudbury Planning Board  
Town Boards and Officials: KINDLY SUBMIT YOUR REPORTS TO THE  
SELECTMEN WITH COPY TO THE APPLICANT AND TOWN BOARDS BY  
March 29, 2012.

RECEIVED

MAR 22 2012

**Statement of Use  
29 Hudson Road, Sudbury**

The ownership of 29 Hudson road is looking to upgrade the present condition of the property and make several modifications that we feel are necessary for the project to be successful.

The property is currently zoned in a Limited Business District and has had a mix of business since being originally developed in 1978. Our intent is to continue to operate the property with companies that are allowed by the current zoning bylaws. The expectation is there will be a mix of convenience retail, a restaurant and professional office.

In an effort to improve the appeal of the site we are adding limited parking between the 3 buildings, creating covered walk ways for better pedestrian access, adding a large patio area and adding an elevator to the rear building. The addition of the elevator will also include renovating the back of the building to be more uniform than it currently is.

## APPLICATION FOR SITE PLAN APPROVAL

Date: March 8, 2012

To: The Board of Selectmen, Town of Sudbury, Massachusetts 01776

In accordance with Town of Sudbury Bylaws Article IX.6000, Section 6300, and the Board of Selectmen's Rules and Regulations, application for Site Plan approval is made as follows:

1. **Name of Plan/Business** \_\_\_\_\_ 29 Hudson Road LLC
2. **Site location/address** 29 Hudson Road, Sudbury MA 01776  
  
Zoning District - LBD  
Assessors Plate/Parcel No. \_H09-0002  
  
Registry of Deeds Book 51240 Page 498 \_\_Area of Property\_\_ 2.82 \_\_acres
3. **Proposed Use** Retail Stores, restaurant and professional office \_\_\_\_\_
4. **Applicant** 29 Hudson Road LLC (Jeffrey Walker) Tel/FAX Nos. 617-548-0681  
  
Address c/o Vantage Builders, 204 2<sup>nd</sup> Ave, Waltham MA 02451 \_\_\_\_\_
5. **Owner of property** 29 Hudson Road LLC Tel/FAX Nos. 617-548-0681  
  
Address c/o Vantage Builders, 204 2<sup>nd</sup> Ave, Waltham MA 02451 \_\_\_\_\_
6. **Engineer** Lakeview Engineering Associates: Steven Poole Tel/FAX Nos. 508-232-8302  
  
Address PO BOX 787, Hudson MA 01749
7. **Architect** Mangel Architects Tel/FAX Nos. 978 456-2800  
  
Address 200 Ayer Road, Harvard, MA 01451
8. **Plans** (list each sheet of plan by title, date, and sheet number):  
  
Site plan page 1, landscape plan page 1, Stormwater plan page 1,

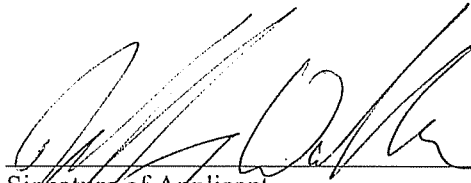
9. **Other documents and data (ATTACH): Renderings of proposed building repairs**

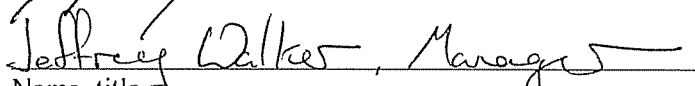
- a. Consent of owner, if applicable (yes/no).
- b. Traffic impact study (yes/no). If yes, provide title reference. \_\_\_\_\_
- c. Mass. Highway Dept. street entrance permit (yes/no). If yes, provide date or progress. \_\_\_\_\_
- d. Other studies or data (list). \_\_\_\_\_

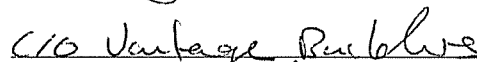
- 10. **Prior Site Plans** (list any prior site plans submitted, indicating date filed and whether approved or denied):  
Prior owner had submitted plans for a residential development through the States Chapter 40 B program. The plans have been approved by the Town of Sudbury.
- 11. **Prior variances or permits granted by Board of Appeals** (list by Case Numbers and attach copies):
- 12. **Present use of property:** Curently the property is used for retail stores, professional office and restaurant.
- 13. **ATTACH: Written Statement of proposed use of property**  
Retail stores, resturaunt and professional office.
- 14. **ATTACH: Written statement of changes to site.** Addition of a pocket of parking inside the buildings courtyard and the elimination of bitinus concrete by the front east corner and back east & west corners of the site plus the additon of new plantings through out the site.
- 15. **ATTACH: Building coverage and open space - description and calculation.**  
See site plan
- 16. **ATTACH: Estimated traffic impact on adjacent public ways due to changes to site.**  
No traffic impact
- 17. **ATTACH: Drainage calculations.**  
See storm water plan
- 18. **ATTACH: Calculations of the volume of earth to be removed.**  
No earth removal
- 19. **ATTACH: Parking space calculations.**  
No additional paring spaces added to existing total

20. Applicant understands that application to any of the following may be required for a proposed use or change (this list is not all inclusive):

Board of Appeals (zoning permit or variance)  
Conservation Commission (alterations affecting wetlands)  
Board of Health (septic/sewerage, food permits)  
Building Inspector (building/wiring/gas permits, occupancy permit, approval of signs).  
Earth Removal Board [Bylaws, Article V(A)]  
Planning Board (Water Resource Protection Special Permit)  
Historic Districts Commission (Certificate of Appropriateness)  
Board of Selectmen (licenses for alcoholic beverages, common victualler, and entertainment)  
Sudbury Dept. of Public Works (access to public storm drains, street permit for utilities, driveway permit)  
Sudbury Water District (water service)  
Massachusetts Highway Department (street entrance permit if State road)

  
\_\_\_\_\_  
Signature of Applicant

  
\_\_\_\_\_  
Name, title

  
\_\_\_\_\_  
Address 204 2nd Ave  
Waltham MA 02451



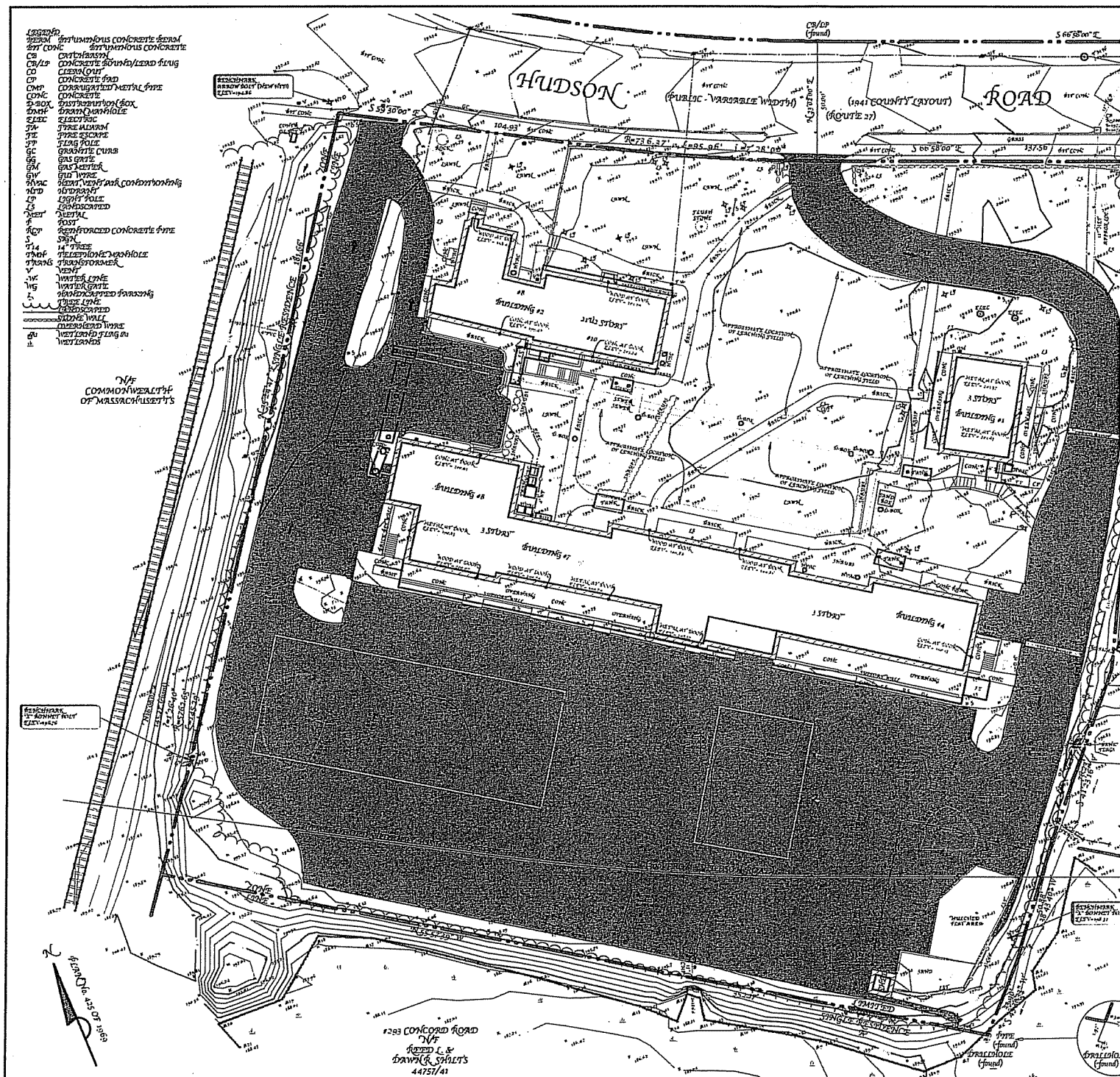
**Parking Appendix  
Proposed Space Use  
29 Hudson Road**

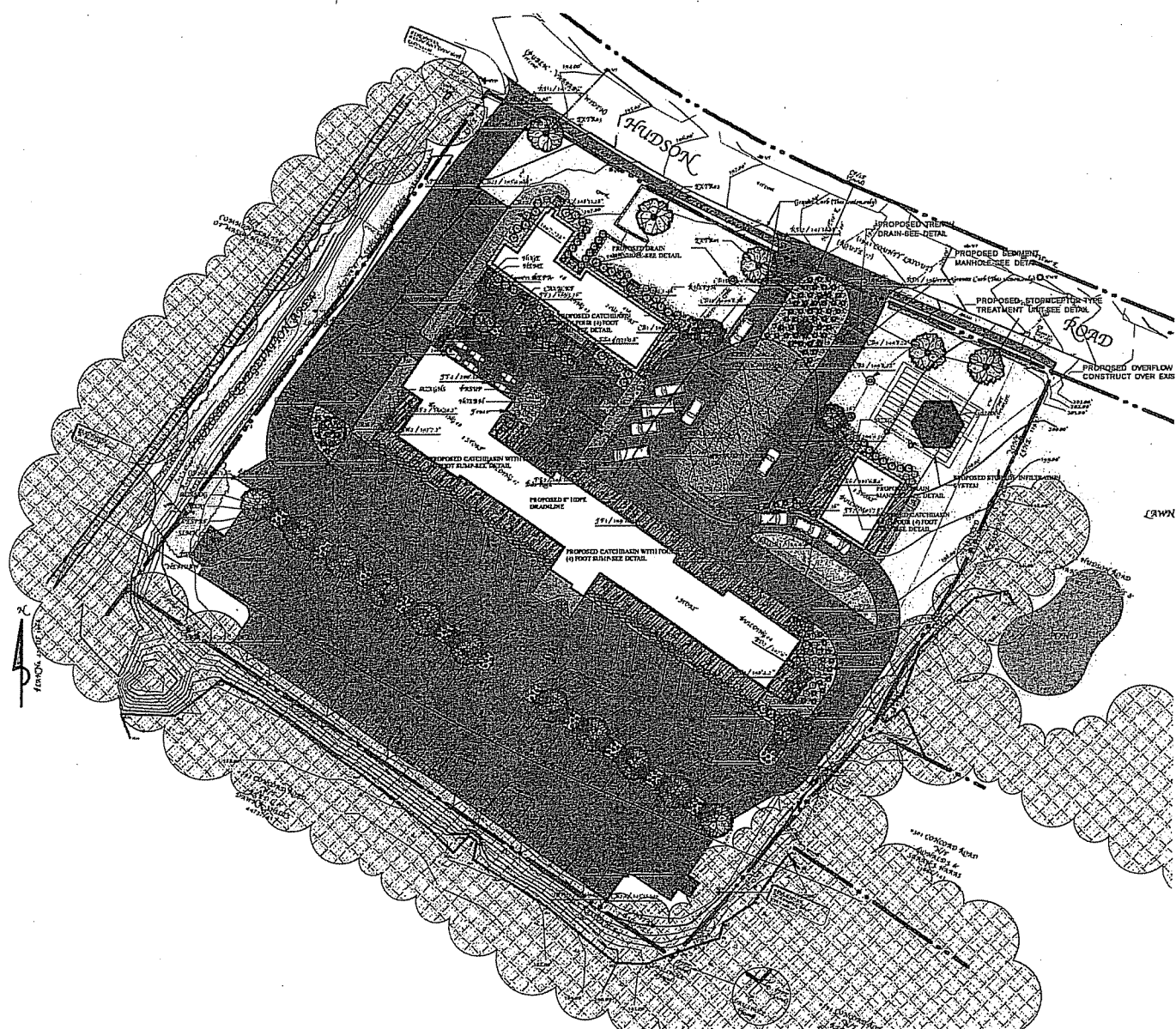
|                   |      |                   |
|-------------------|------|-------------------|
| <b>Building 1</b> |      |                   |
| Basement          | 1180 | Storage           |
| 1st Floor         | 1180 | Retail            |
| 2nd Floor         | 1180 | Office            |
| 3rd Floor         | 920  | Storage           |
| Total Building 1  |      | 4460              |
| <b>Building 2</b> |      |                   |
| Basement          | 1620 | Storage           |
| 1st Floor         | 1620 | Retail            |
| 2nd Floor         | 1500 | Office            |
| 3rd Floor         | 1500 | Storage           |
| Total Building 2  |      | 6240              |
| <b>Building 3</b> |      |                   |
| Basement          | 1310 | Storage           |
| 1st Floor         | 1310 | Retail            |
| 2nd Floor         | 1310 | Office            |
| 3rd Floor         | 440  | Storage           |
| Total Building 3  |      | 4370              |
| <b>Building 4</b> |      |                   |
| Basement          | 1536 | Storage           |
| 1st Floor         | 1402 | Restaurant/candy  |
| 2nd Floor         | 1780 | Office            |
| 3rd Floor         | 1600 | Office            |
| Total Building 4  |      | 6318              |
| <b>Building 5</b> |      |                   |
| Basement          |      |                   |
| 1st Floor         | 648  | Restaurant/coffee |
| 2nd Floor         |      | Office            |
| 3rd Floor         |      | Office            |
| Total Building 5  |      | 648               |
| <b>Building 6</b> |      |                   |
| Basement          | 2639 | Storage           |
| 1st Floor         | 1666 | Retail            |
| 2nd Floor         | 1528 | Office            |
| 3rd Floor         | 1340 | Office            |
| Total Building 6  |      | 7173              |
| <b>Building 7</b> |      |                   |
| Basement          |      |                   |
| 1st Floor         | 1000 | Restaurant        |
| 2nd Floor         | 798  | Office            |
| 3rd Floor         | 745  | Office            |
| Total Building 7  |      | 2543              |
| <b>Building 8</b> |      |                   |
| Basement          | 2044 | Storage           |
| 1st Floor         | 1871 | Restaurant        |
| 2nd Floor         | 3315 | Office            |
| 3rd Floor         | 2424 | Office            |
| Total Building 8  |      | 9654              |
| Total Space       |      | 41,406            |

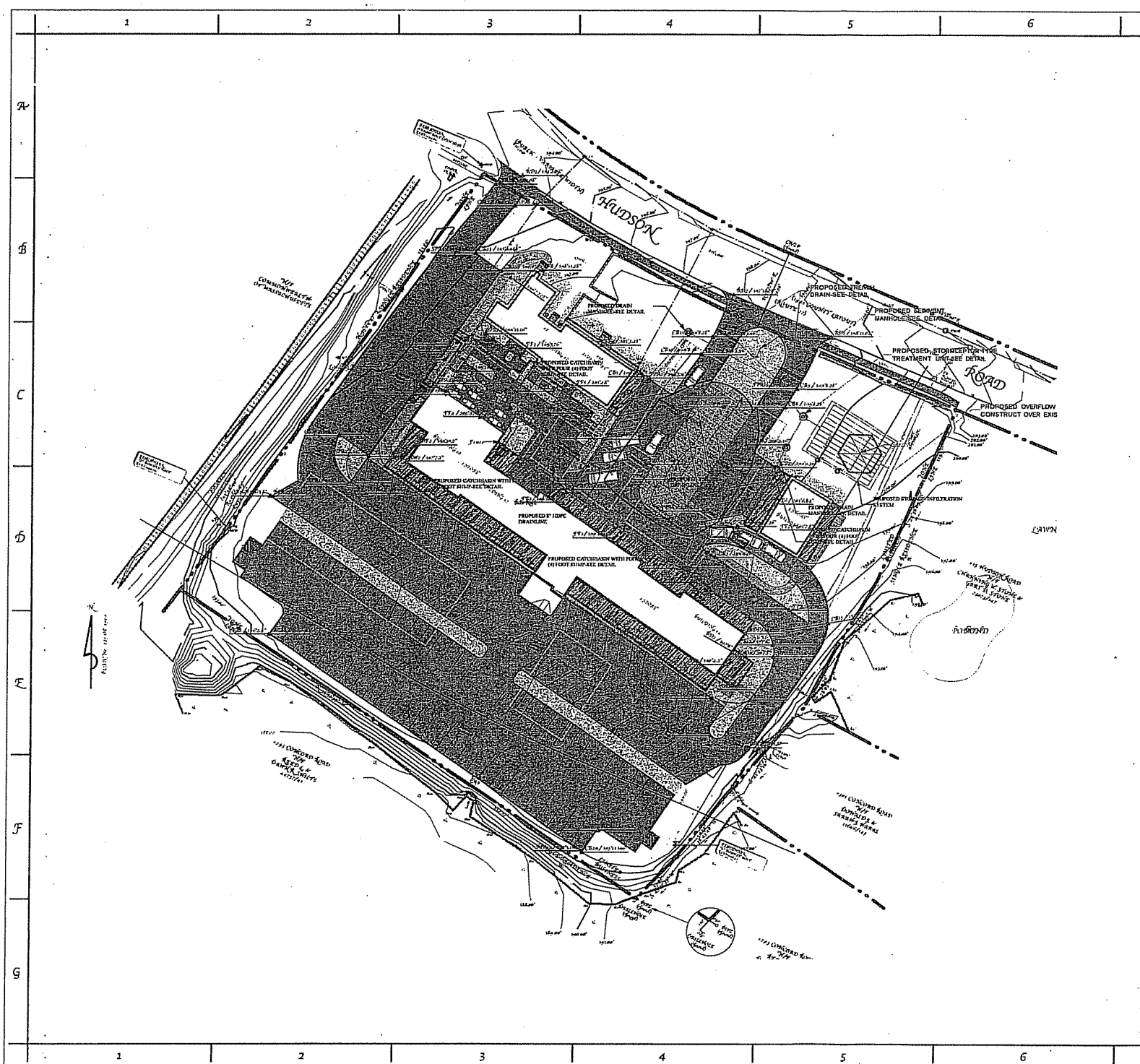
**Parking Appendix**  
**Proposed Space Use**  
**29 Hudson Road**

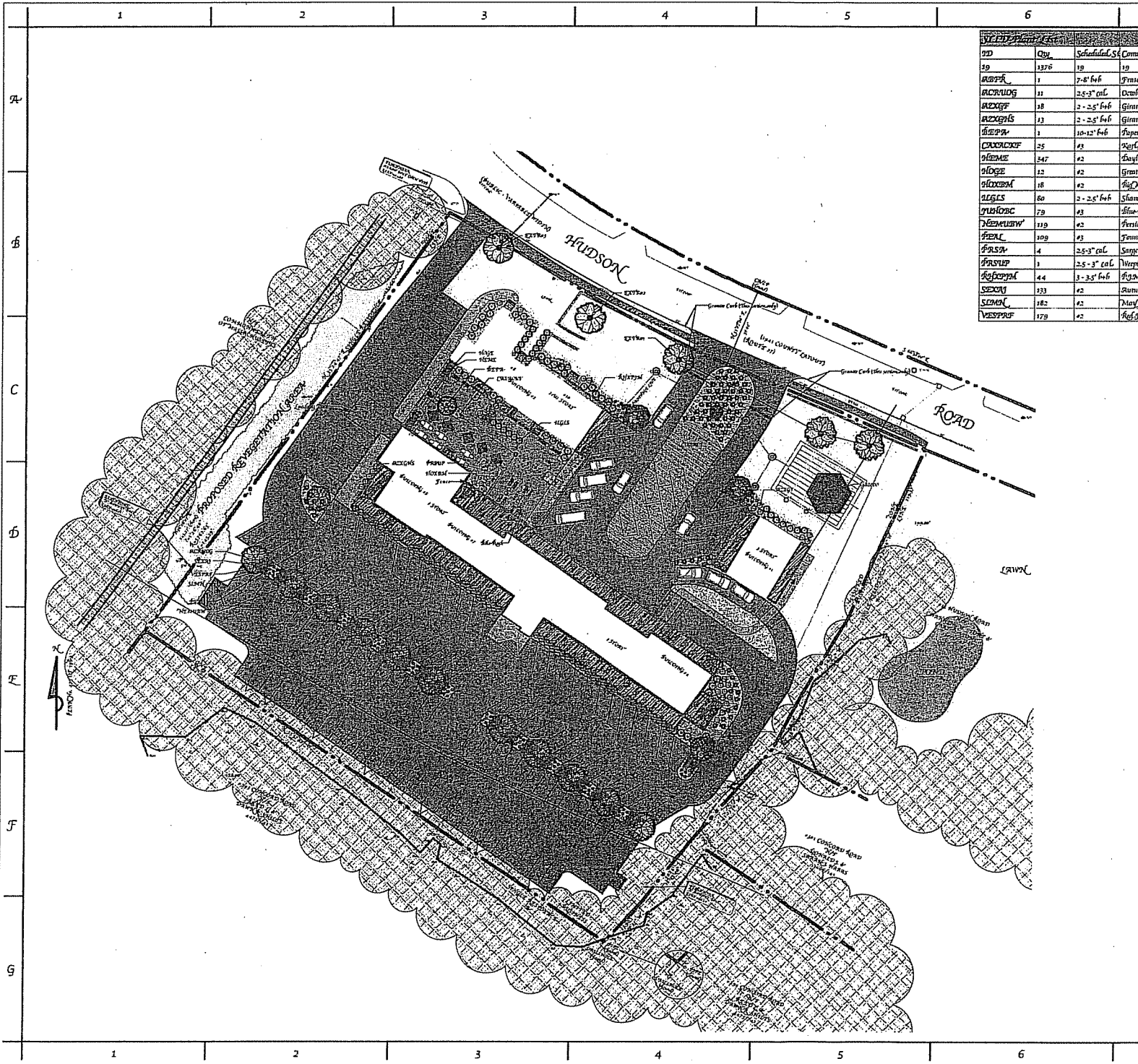
|                                  | Total SF      | Mixed Use Maximum Requirement |               |             |               | Total Parking Required by Zoning |
|----------------------------------|---------------|-------------------------------|---------------|-------------|---------------|----------------------------------|
|                                  |               | SF Week Day                   | SF Week Night | Weekend Day | Weekend Night |                                  |
| Total Restaurant (75 Seat)       | 2871          | 15                            | 20            | 25          | 32            | 32                               |
| Total Restaurant Other (30 seat) | 2050          | 10                            | 10            | 14          | 14            | 14                               |
| Total Retail                     | 5776          | 20                            | 20            | 25          | 25            | 32                               |
| Total Office*                    | 17520         | 88                            | 10            | 10          | 10            | 88                               |
| Total Storage                    | 13189         | 0                             | 0             | 0           | 0             | 0                                |
| <b>Total</b>                     | <b>41,406</b> | <b>133</b>                    | <b>60</b>     | <b>74</b>   | <b>81</b>     | <b>166</b>                       |

\* Most suburban office is 1 space every 285 SF (3.5 space per 1000 SF) which would be 62 spaces for the office space.









## Outline of Library Presentation to the BOS

### Last 12 months - A year of transition

- Changes in director, head of children's services
- New initiatives for children
- Changes in the field of libraries
- The work of the Friends and Foundation

### Next 12 months – The transition tradition

- Continue to enhance program offerings for all ages and interests (Teen grant, website redesign, movie series)
- Increase outreach efforts to schools, community groups, town agencies (books on wheels)
- Implement strategic plan based on community interest
- Foundation's capital campaign
- Integrate e-books into collection

7

# ANDERSON & KREIGER LLP

---

**Kevin D. Batt**  
[kbatt@andersonkreiger.com](mailto:kbatt@andersonkreiger.com)

617-621-6514

March 30, 2012

Maureen Valente  
Town Manager  
Town of Sudbury  
Flynn Building  
278 Old Sudbury Road  
Sudbury, MA 01776

**RE: Supplemental Information - Waiver of Conflict of Interest**

Dear Ms. Valente:

By this letter, I am providing you supplemental information with respect to my previous request that the Town waive any conflict of interest in retaining Anderson & Kreiger (A&K) to help in negotiation of solar development contracts with Ameresco, Inc. ("Ameresco"). As I previously reported, Ameresco has waived any conflict on its part.

In that letter, I reported that Ameresco is currently represented by some of my colleagues with respect to a dispute over a landfill gas-to-energy plant. I have since found out that the dispute was resolved in the fall and that A&K's representation of Ameresco has now concluded. This conclusion resolves any conflict under Rule 1.9 of the Rules of Professional Conduct governing conflicts that arise from a prior representation of a former client.

I also reported that I had previously represented Ameresco with respect to its proposal for a solar project in another municipality. That representation concluded in January, 2011, and likewise does not represent a conflict under the Rules of Professional Conduct.

I am submitting an amended "Disclosure of Appearance of Conflict of Interest" form to reflect this new information. Under the separate requirements of the Ethics Act governing municipal employees (including special counsel), I continue to believe this disclosure is appropriate in the circumstances, so that you and other Town officials and residents are fully informed of our previous relationships with Ameresco. A disclosure filed under G.L. c. 268A (b)(3) does not require that any action be taken in response by the Board of Selectmen, but provides them an opportunity to review these circumstances in deciding whether to retain A&K.

I also want to confirm, as suggested by Mr. Braun of the Energy Committee, that A&K was previously retained in 2007 by the Town of Sudbury to assist in title and other work involving the Bruce Freeman Rail Trail.



Maureen Valente  
March 30, 2012  
Page 2 of 2

Please feel free to call me with any questions or concerns. I look forward to hearing from you.

Very truly yours,

A handwritten signature in black ink, appearing to read "Kevin D. Batt", written over a circular stamp or seal.

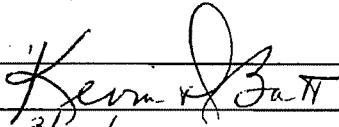
Kevin D. Batt

KDB/rm

C: William Braun, Sudbury Energy Committee  
Paul Kenney, Town Counsel  
William L. Lahey

**DISCLOSURE OF APPEARANCE OF CONFLICT OF INTEREST  
AS REQUIRED BY G. L.C.268A §23(b)(3)**

I make this disclosure pursuant to G.L.c.268 A, §23 (b)(3) in order to dispel any appearance of potential conflict of interest occasioned by the facts set out below, that I may be improperly or unduly influenced in the performance of my official duties, or that I would be likely to act or fail to act as a result of kinship, rank, position or the undue influence of any part or person.

|   |   |
|---|---|
| Name:   | Kevin D. Batt   |
| Title or Position:  | Counsel   |
| Agency/Department:  | Anderson & Kreiger LLP (A&K)  |
| Agency address:   | One Canal Park, Suite 200, Cambridge, MA 0214   |
| Office Phone:   | 617-621-6500  |
| I publicly disclose the following facts (Attach additional pages if necessary): | <p>Kevin Batt, counsel with A&amp;K, has been asked to represent the Town of Sudbury in negotiations with Ameresco, Inc. ("Ameresco"), whose business includes the development and operation of solar generating facilities. Ameresco is a former client of A&amp;K in litigation involving a landfill gas-to-energy plant contract dispute in another municipality. That litigation was handled by other attorneys at A&amp;K and was concluded in 2011. Mr. Batt was not involved in representing Ameresco in that litigation. Previously, Mr. Batt had advised Ameresco on its proposal and negotiations for the development of a solar generating facility in another municipality. Mr. Batt's involvement in the latter matter is now concluded.</p> <p>This disclosure is made in order to dispel any appearance of a conflict of interest in our continuing to represent and advise Sudbury in negotiating a final contract with Ameresco.</p> |
| Signature:  |    |
| Date:   | 3/30/2012   |

G.L.c.268 A, §23 (b)(3): No current officer or employee of a state, county or municipal agency shall knowingly, or with reason to know, act in a manner which would cause a reasonable person, having knowledge of the relevant circumstances, to conclude that any person can improperly influence or unduly enjoy his favor in the performance of his official duties, or that he is likely to act or fail to act as a result of kinship, rank, position or undue influence of any party or person. It shall be unreasonable to so conclude if such officer or employee has disclosed in writing to his appointing authority or, if no appointing authority exists, discloses in a manner which is public in nature, the facts which would otherwise lead to such a conclusion.

**Appointed state, county and municipal officials and employees should file with their appointing authority.**

**Elected state officials should file with the appropriate House or Senate Clerk or the Ethics Commission.**

**Elected county officials should file with the county clerk.**

**Elected municipal officials should file with the city or town clerk.**

Attach additional pages if necessary.

IN BOARD OF SUDBURY SELECTMEN  
WEDNESDAY, JANUARY 11, 2012

Present: Chairman Lawrence W. O'Brien, Vice Chairman Robert C. Haarde, Town Manager Maureen G. Valente, Permanent Building Committee Co-Chair Elaine Jones, Anne Wilson, Supt., Sudbury Public Schools, and Chairman, Sudbury Public School Committee, Jeff Beeler

The statutory requirements regarding emergency meetings having been complied with, the meeting was convened at 4:00 p.m. in the Thompson Conference Room, Flynn Building, 278 Old Sudbury Rd. The emergency meeting, held to comply with a deadline for submission set forth by the Massachusetts School Building Authority (MSBA), was called to order by Chairman O'Brien for the purpose of authorizing the Superintendent of the Sudbury Public Schools to submit a Statement of Interest to the Massachusetts School Building Authority for roof replacement and repair funding at the Nixon School.

**Sudbury Public Schools – Statement of Interest Submission**

It was noted that upon learning of a new funding program with a deadline for submission of January 11, 2012, in accordance with Massachusetts School Building Authority (MSBA) protocol the Sudbury Public Schools prepared a Statement of Interest for submission to the MSBA for roof replacement and repair at the Nixon Elementary School. Signatures of the Superintendent of Schools, the Chairman of the School Committee, and the Chairman of the Board of Selectmen are required for submission of the Statement which must be accompanied by a vote of the Board of Selectmen.

Therefore, in accordance with the Town of Sudbury charter, by-laws, and ordinances, it was on motion by Chairman O'Brien and seconded by Vice Chairman Haarde

VOTED: To authorize the Superintendent of the Sudbury Public Schools to submit to the Massachusetts School Building Authority the Statement of Interest, dated January 11, 2012, for the General John Nixon Elementary School, located at 472 Concord Road, Sudbury, MA, which describes and explains the following deficiencies and the priority category(s) for which the Sudbury Public Schools may be invited to apply to the Massachusetts School Building Authority in the future:

Replacement of a portion of the roof on the original building last replaced in 1991 and repair of portions of the 1994 addition roof at the General John Nixon Elementary School as recommended by the Town's Permanent building Committee (PBC) and consultants retained by the PBC;

and hereby further specifically acknowledges that by submitting this Statement of Interest, the Massachusetts School Building Authority in no way guarantees the acceptance or the approval of an application, the awarding of a grant or any other funding commitment from the Massachusetts School Building Authority, or commits the Sudbury Public Schools to filing an application for funding with the Massachusetts School Building Authority.

It was further, on motion

VOTED: To authorize the Chairman to execute any certifications related thereto.

In response to a question pertaining to the MSBA process, Mr. Beeler stated that the MSBA will do an on-site verification prior to an MSBA meeting at which the Statement of Interest from Sudbury and other towns will be considered.

IN SUDBURY BOARD OF SELECTMEN  
WEDNESDAY, JANUARY 11, 2012

There being no further business, the meeting adjourned at 4:18 p.m.

Attest: \_\_\_\_\_

Maureen G. Valente  
Town Manager – Clerk

**NOTE:** The Vote was reaffirmed by the Board of Selectmen at its regular meeting on January 17, 2012.

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IN BOARD OF SUDBURY SELECTMEN  
WEDNESDAY, FEBRUARY 29, 2012

Present: Chairman Lawrence W. O'Brien, Selectman John C. Drobinski and Town Manager Maureen G. Valente

Absent: Vice-Chairman Robert C. Haarde

The statutory requirements as to notice having been complied with, the meeting was convened at 7:37 p.m. in the Lower Town Hall, 322 Concord Road.

**Opening Remarks**

At 7:37 p.m., Chairman O'Brien opened the meeting, and he announced Vice-Chairman Haarde is in transit and would arrive late. He further explained tonight's agenda is a joint meeting with the Finance Committee, to discuss the Committee's budget recommendations to the Board for publication in the Town Warrant. Chairman O'Brien noted the Town's budget season begins in October, and it includes many meetings and public hearings through the following February, culminating in tonight's discussion, which leads into Town Meeting.

**Ameresco – Investment Grade Audit Agreement – Approval**  
**Sudbury Landfill – Solar PV Facility – Discussion**

Chairman O'Brien announced these agenda items have been rescheduled to the Board's March 7, 2012 meeting.

**Joint Meeting with the Sudbury Finance Committee – Budget Discussion**

Present: Finance Committee Chairman James Rao and Finance Committee members Bill Kneeland, Bob Stein, Joan Carlton, Bob Jacobson, Doug Kohen, Mark Minassian, Chuck Woodard and Jamie Gossels, Finance Director Andrea Terkelsen and Assistant Town Manager Maryanne Bilodeau

At 7:38 p.m., Chairman O'Brien welcomed the Finance Committee to this joint meeting with the Board of Selectmen, and he recognized the Committee's hard work this year.

Finance Committee Chairman James Rao presented an overview of the Committee's work in recent months, which included review of financial data from all cost centers, in formal public hearings, to review level-service and no-override budgets. He explained a level-service budget would maintain consistent services for the coming year as compared to the previous year. Mr. Rao highlighted collective bargaining discussions are underway this year, and thus the outcome of these negotiations instills some uncertainty to the budget figures. He explained the Committee provided parameters to each cost center to incorporate into their budgets, including compensation with no Cost of Living Adjustments (COLA), and just step increases appropriate for each grade level. Cost centers were also asked to provide their best estimates regarding healthcare costs under a no-override and level-service budgets.

Mr. Rao stated the no-override budget is revenue constrained, and that the only unpredictable variable is State Aid which fluctuates. The Committee used a conservative estimate allowing for 2.5% growth this year over last year. He noted the Governor's budget has appeared favorable for Sudbury in the ballpark of \$180,000. However, Mr. Rao stated the precedent has been that final

State budgets for the municipalities tend to come in lower than the Governor's budget figures. Thus, the Committee decided it was more prudent to rely on the no-override budget revenue estimates.

Mr. Rao emphasized the good news reported to the Committee by all cost centers regarding projected health insurance savings. He stated L-S made significant progress, and it has locked in savings of \$340,000 (11%) as compared to last year. Mr. Rao also stated the Town and Sudbury Public Schools (SPS) expect to produce healthcare savings as a result of the decision to join the Group Insurance Commission (GIC). Savings are estimated to be \$1.1 million, year over year. He commended everyone who worked to achieve these significant savings. Mr. Rao reiterated that collective bargaining outcomes could alter these estimates. However, based on these estimates, he stated the Town and SPS can fit level services into a no-override budget for FY13. Mr. Rao distributed copies of a handout entitled the "FY13 Master Budget printed February 29, 2012," which will be the budget voted by the Committee later this evening, to be published in the Town Warrant.

Mr. Rao stated the High School situation is different. He noted the rise in out-of-district costs for FY13, which is the reason level services for the High School cannot be accommodated in a no-override budget. Mr. Rao stated that collective bargaining outcomes could alter estimates, but that currently a \$500,000 to \$600,000 deficit is anticipated. He reported the High School has applied to the State for emergency relief for the out-of-district costs. It was later noted that last year, less than ten communities applied for such assistance, whereas this year, 38 districts have applied to the State for emergency relief.

In summary, Mr. Rao stated the Committee unanimously is comfortable recommending a no-override budget, but it did not unanimously agree that it had enough information to recommend an override for the High School. The Committee has asked the L-S School Committee to provide additional information prior to Town Meeting so that a recommendation can be made.

Chairman O'Brien stated that, in this instance, a Special Town Election could be scheduled, if needed, following Town Meeting. He noted it was a very active budget season. Chairman O'Brien stated he was pleased legislation changed in time for the Town and SPS to be able to move towards joining the GIC in order to realize these cost savings.

Selectman Drobinski complimented Mr. Rao and the Finance Committee on the work it does to review this information on behalf of the community in order to formulate recommendations which will provide the best services possible to Sudbury. He emphasized the amount of work done by many people to bring this information forward to Town Meeting. Selectman Drobinski stated the health insurance savings is indeed good news for the Town in order to cut costs and save jobs.

Chairman O'Brien noted members of the L-S and SPS School Committees were also in attendance tonight.

Mr. Rao stated the Committee extensively deliberated the issues. He emphasized the out-of-district costs for L-S is an unfunded State mandate. Chairman O'Brien stated State representative Tom Conroy is working hard to have the State realize this is an issue which needs to be addressed. He stated the Finance Committee has rightly emphasized this is not a special education issue because everyone understands the need to provide appropriate education for students. However, it is an unfunded mandate which needs legislative relief.

Finance Committee member Bob Jacobson stated the Committee also wanted to discuss with the Board the need for longer-term planning for this out-of-district education issue and others. The Committee believes the Town needs to develop a comprehensive list of projects and prioritize which ones should be done and how they will be funded. Suggestions have been made to possibly handle such projects as a one-year capital exclusion. Mr. Jacobson highlighted the health insurance costs for retirees and the need to collect better long-term information and do better planning for these costs. He noted that, although the Town will realize significant savings this year regarding healthcare plans, these savings are a one-time boost. Thus, Mr. Jacobson believes a long-term plan needs to be developed to manage these costs. He stated the Finance Committee would appreciate guidance from the Board on these issues and others.

Town Manager Valente thanked Finance Director Andrea Terkelsen and Town staffs for the work done to provide the Finance Committee with the information to do its job. She also thanked the finance staffs of both School systems for their work and information.

Chairman O'Brien stated the Town needs to begin to strategically plan for bigger projects. After Town Meeting, he suggested forming a committee, comprised of Town, SPS, L-S, Finance Committee, Department of Public Works and Selectmen representation, to address these issues, prioritize projects and determine how they should be funded. Chairman O'Brien noted Sudbury is in a good position to do this because its debt obligations are beginning to diminish. He also stated the Facilities Manager position, once filled, should help achieve energy efficiencies and to complete an audit of Town buildings. Chairman O'Brien stated there are several outstanding projects, including the Route 20 sewer system, a new Police Station, repairing building roofs, repairing Sherman's Bridge, and Sudbury's Other Post-Employment Benefits (OPEB) obligation that need to be discussed.

Mr. Rao stated all of these projects are important individually, but they all have a financial impact. Thus, he believes they need to be deliberated in relation to each other, so a strategic plan can be developed over a five or ten-year period of time. Mr. Rao also believes the Town's Stabilization Fund should be better funded and that Sudbury should have a larger Free Cash buffer. He believes the community needs more discussion regarding these competing interests.

Mr. Jacobson stated it is important that L-S's needs be included in future financial and capital planning and prioritization discussions. He suggested the Facilities Manager also develop a maintenance program for all capital buildings, facilities, and equipment. Mr. Jacobson believes these items need to be funded for each year, and that it would be beneficial to accumulate data on what are reasonable amounts to set aside.

Chairman O'Brien concurred that L-S should be part of the Capital Improvement Planning Committee's (CIPC) process and that the Committee's structure needs to be re-evaluated. He noted Finance Committee member Doug Kohen's experience on the CIPC and that his knowledge could be helpful.

Town Manager Valente stated she has spoken with both School Superintendents about beginning to compile project information with which to prepare a comprehensive project list. She stated the list would include major facility renovations, repairs, rolling stock as well as address the financial planning issues. She encouraged anyone with project ideas or input for the list to contact her.

Mr. Jacobsen suggested the Town might want to adopt a plan for the out-of-district education costs for the 2013 Town Meeting similar to what Wellesley did for its OPEB issue. Chairman

Rao explained that in 2006, Wellesley submitted a home rule petition to the State to create an OPEB utilization of a capital exclusion, which was approved by the Legislature and voters for a one-time expense of \$18 million funded over ten years. In 2016, Wellesley will have funded its OPEB obligation. Town Manager Valente stated it is important to evaluate options implemented by other communities as well.

Mr. Rao stated it would be beneficial to pursue a funding mechanism which would not be permanent and which could be used with discretion for an unfunded cost issue. In response to a question from Chairman O'Brien, Mr. Jacobson stated the Town would need to submit a home rule petition to raise one-time funds similar to a capital exclusion, but not for capital purposes.

Mr. Rao stated Sudbury needs to do a lot of work to determine what projects are needed over a five-or ten-year period, to determine what the reasonable costs of those projects are and to create mechanisms to pay for them, while maintaining flexibility for adjustments when needed.

Mr. Jacobson highlighted that the regular education budget is negatively impacted when it has to be tapped to help address the immediate special education out-of-district expense problem. He stated Superintendent Carpenter is thinking about creating in-house programs to reduce the out-of-district costs, but this too requires up-front money.

Chairman O'Brien stated it is important to also evaluate controlling cost structure as well as revenue generation.

Town Manager Valente stated it will become increasingly important for the Town to find ways to capture savings, when they occur, which can then be used for other purposes. Unfortunately, she highlighted that current municipal governance laws do not encourage this practice, but rather functions on "use it or lose it" principles. Town Manager believes this philosophy needs to change, so towns can save and plan to set aside funds for future use for a specific purpose. Mr. Jacobson concurred, stating towns have to be able to fund long-term liabilities over time.

Mr. Rao stated the Finance Committee is pleased to see the number of capital articles submitted for Town Warrant publication, and it believes Town Meeting discussion benefits the community.

Chairman O'Brien thanked the Committee for its work throughout the year and its presentation tonight. He also reminded citizens to vote in the March 6, 2012 Presidential Primary Election.

There being no further business, the meeting adjourned at 8:26 p.m.

Attest: \_\_\_\_\_

Maureen G. Valente  
Town Manager-Clerk



IN BOARD OF SUDBURY SELECTMEN  
TUESDAY, MARCH 20, 2012

Present: Chairman Lawrence W. O'Brien, Vice-Chairman Robert C. Haarde, and Town Manager Maureen G. Valente

Absent: Selectman John C. Drobinski

The statutory requirements as to notice having been complied with, the meeting was convened at 7:37 p.m. in the Lower Town Hall, 322 Concord Road.

**Opening Remarks**

Chairman O'Brien announced Selectman Drobinski would be absent tonight. On behalf of the Town Clerk, he announced absentee ballots for the Town Election can be obtained at the Town Clerk's Office or on the Town website. The deadline for submission to the Town Clerk's Office is March 23, 2012 at 5:00 p.m. Chairman O'Brien also reminded residents to renew dog licenses before late fees are imposed at the close of the month. He also reminded residents to return census forms. He noted that anyone who does not return a census by June 30, 2012 will be dropped from the fall election voter rolls.

Chairman O'Brien stated House Chair of the Committee on Revenue Jay Kaufman visited Sudbury last week to discuss the status of Sudbury's senior tax relief bill. He believes compelling information and revisions were presented to persuade Mr. Kaufman to advance the bill to the Ways and Means Committee for review. Town Manager Valente stated Town staff is in the process of testing the changes made to the bill proposal and will apprise the Board of the outcomes next week.

**Reports from the Town Manager**

**Summary of Recent Activities**

Town Manager Valente reported Town staff has been working to finalize the Annual Town Report and the Town Warrant for publication. In addition, the staff has worked with consultants to coordinate health benefits planning forums for Town employees to implement the Group Insurance Commission (GIC) changes. Town Manager Valente and Sudbury's Police and Fire Chiefs recently met with NStar Electric Company to meet the dedicated liaison assigned to cover Sudbury for future major events. She emphasized NStar heard from several sources that its service and communication with communities must improve. Town Manager Valente stated the Public Safety Chiefs also continue to participate in Regional Dispatch discussions with other communities. She also noted collective bargaining sessions continue for employees of the Town and Schools.

Town Manager Valente also finalized details with a film company which will film in Sudbury's Town Center at the end of March. She thanked Sudbury's Historical Commission for their input on this project.

Town Manager Valente announced Sudbury was not awarded a Community Innovations grant this year to expand its Regional Housing Services Program. However, other future grant opportunities will be pursued.

Town Manager Valente thanked Sudbury's Cable TV representative Jeff Winston for his work with Verizon to install FIOS service on behalf of residents.

**Reports from the Board of Selectmen**

Vice-Chairman Haarde has returned from vacation. He reported collective bargaining discussions continue with the Sudbury Public Schools, and the Route 20 Sewer Advisory Committee and the Route 20 Sewer Citizens' Advisory Committee continue their work.

Chairman O'Brien was the moderator last night for the Rail Trail Public Forum, which approximately 65 people attended. He stated several members of the Rail Trail Conversion Advisory Committee (RTCAC) attended and helped to address questions. Chairman O'Brien stated the forum was taped and can be viewed online and on cable television. He emphasized that, as last night's discussion highlighted, the issue is complicated and encompasses many factors which must be considered. Chairman O'Brien displayed a green warrant which has been mailed to households explaining the two rail-trail questions which will be on the Town Ballot and also be presented as resolutions at the Annual 2012 Town Meeting.

**Public Hearing: NStar Electric Company and Verizon New England, Inc. – Utility Petition #12-04 – Raymond Road**

At 7:50 p.m., Chairman O'Brien stated the Public Hearing regarding the request for a grant of location for Utility Petition UP #12-04 from NStar Electric and Verizon New England, Inc. for the purpose of installing 36 feet of conduit on Raymond Road at Pole 14/9 to provide underground electric service to Verizon Wireless Cell site scheduled tonight needs to be postponed. He explained the NStar representative is unable to attend tonight's meeting, and due to Vice-Chairman Haarde's need to recuse himself from the discussion and Selectman Drobinski's absence tonight, the agenda item will be rescheduled.

It was on motion unanimously

VOTED: To continue the Public Hearing regarding the application to approve a grant of location for Utility Petition UP #12-04 from NStar Electric and Verizon New England, Inc. for the purpose of installing 36 feet of conduit at Pole 14/9 on Raymond Road, to provide underground electric service to Verizon Wireless Cell site to April 3, 2012 at 7:35 p.m.

**Town Forum**

Present: Conservation Coordinator Debbie Dineen and Commission Chair John Sklenak and Community Preservation Committee (CPC) Chair Chris Morely and Director of Planning and Community Development Jody Kablack

**Conservation Coordinator** Debbie Dineen updated the Board on recent conservation-related activities. Ms. Dineen stated the Commission has spent significant time on the Johnson Farm housing proposal, starting with public hearings in October 2011. In response to a later question from Chairman O'Brien, Ms. Dineen and Conservation Commission Chair John Sklenak stated the hearings have been well attended and videotaped, and that hearings have focused on various topics, including wetlands, stormwater and wildlife habitat. In addition, Ms. Dineen stated discussions with the applicant's team have been amicable. She explained the Commission has had to reacquaint itself with State laws, since they vary from Sudbury's local bylaws. Ms. Dineen reported the applicant requested the hearings be continued to April 9, 2012. She further reported a revised plan has been submitted to the Zoning Board of Appeals (ZBA), which will be reviewed on March 29, 2012. Following the ZBA's review, it is possible the plan will be shared with the Commission for review at its April 9, 2012 meeting. Ms. Dineen explained the project was filed by the applicant as a limited project, which means the plan has limited performance standards and was unable to meet the criteria of any other State standard. She further explained that the Commission's approval decision of a limited project is discretionary, must be based on environmental factors and be issued within 21 days from the time the Commission is presented the revised plan.

Chairman O'Brien asked what occurs if the Commission denies the project. Ms. Dineen explained that an appeal could be filed with the Department of Environmental Protection (DEP), and that the DEP must review the same project record as was submitted to the Conservation Commission. Ms. Dineen also stated that, if

the DEP were to overrule the initial Commission decision, the Conservation Commission could appeal it through an adjudication process at the DEP court level, and that the outcome of this process could be appealed by either party.

Mr. Sklenak opined he is not optimistic that the Commission will be able to close its hearings on April 9, 2012. He believes the Commission may require additional time to deliberate the revised plan. It was noted that an extension of the hearings would need to be agreed to by the applicant.

Vice-Chairman Haarde stated it appears as if the average Sudbury homeowner is held to a much different and stricter wetlands standard for their own property than this project and applicant is. Ms. Dineen and Mr. Sklenak concurred.

Ms. Dineen stated the Commission leads morning walks on conservation land, every spring on Friday mornings, through an adult education program offered in conjunction with Lincoln-Sudbury Regional High School (L-SRHS). She stated enrollments for the walks have increased each year and may necessitate two walks being conducted on each of the six consecutive Fridays of the program beginning April 27, 2012. The Commission encourages the public to participate and the Board was invited to also attend.

Ms. Dineen stated the Commission licenses fields for agricultural use and has worked with Town Manager Valente to develop a new license agreement which includes payment. She reported Requests for Proposals (RFP) are out for Piper Farm, Barton Farm, Davis Farm and two smaller fields at the Piper Farm. Ms. Dineen stated Sienna Farms has licensed three fields in the past and has submitted a proposal to continue its successful organic farming operation. Town Manager Valente noted the farming licenses also alleviate Department of Public Works' staff from maintenance responsibilities.

Chairman O'Brien asked if there is any new information regarding a new stormwater permit. Ms. Dineen stated no new information is available at this time.

Ms. Dineen reported the Commission has met with engineering consultants regarding the status of the Shaw's Plaza hazardous material mitigation efforts. She further explained the nature of the contamination, the area it has travelled and the current monitoring processes in place. The consensus of Ms. Dineen and Mr. Sklenak was that the new mitigation systems seem to be working.

Ms. Dineen also stated the Commission has collected \$475 from the new license agreement established for rent from Mahoney Farm and Frost Farm. She noted that last year's Town Meeting approved a revolving fund for these monies which will be used to maintain conservation areas. Ms. Dineen stated the first project will be to repair the Hop Brook bridges and to fix some conservation trails. She thanked Sudbury resident Steve Parker from 109 Moore Road who has volunteered to coordinate these projects.

Ms. Dineen stated she has long wanted to involve Eagle Scouts in a project to create video tours of conservation land to be made available at the Senior Center and other locales. She stated an Eagle Scout has begun this project this year and hopes to have DVDs available by July 1, 2012. Chairman O'Brien suggested the Commission also contact SudburyTV to make the videos available on cable television. Ms. Dineen stated she has reached out to staff, and Lynne Puorro and Mark Thompson have been very helpful.

Ms. Dineen reminded residents that spring brings the onset of the vernal pool season. She urged residents to be alert to frogs and salamanders while travelling on wet roads at night.

Chairman O'Brien asked if the Commission is fully staffed. Ms. Dineen stated there are currently five members and there are two applicants awaiting appointment. She explained appointment of new members will be delayed until after the close of the Johnson Farm hearings.

**2012 Annual Town Meeting FY 13 Community Preservation Act (CPA) Warrant Articles**

Present: Community Preservation Committee (CPC) Chairman Chris Morely, Director of Planning and Community Development Jody Kablack and CPC members Dick Williamson and Seamus O'Kelly

At 8:28 p.m., Chairman O'Brien stated the Board is in the process of reviewing articles submitted for the Town Warrant. He stated a presentation would be heard tonight regarding relevant submissions from the Community Preservation Committee (CPC). The Board was previously in receipt of a listing of the Warrant articles recommended for Community Preservation Act (CPA) funding.

CPC Chairman Chris Morely explained the purpose of the CPC is to oversee the use of CPA funds. He stated Sudbury has participated in the State CPA program for ten years, and that it is a revenue sharing program for four eligible categories for funds: open space preservation, historic preservation, community housing and recreation. During the ten years, the Town has received nearly \$8 million of CPA funds from the State, and Sudbury has used nearly 75% of these funds to preserve open space. Mr. Morely emphasized Sudbury joined the CPA program primarily to facilitate purchases of open space. He noted businesses are exempt from the CPA property tax surcharge, and that the average homeowner pays less than \$300 a year for the surcharge.

Mr. Morely described the CPC recommended proposals. The first appropriation recommendation is to purchase development rights on Pantry Brook Farm for approximately 94 acres. He explained the proposal is still being negotiated, and thus an appropriation figure is not available. Mr. Morely emphasized that this purchase would preserve a parcel which has been identified as one of the Town's most desirable properties, and it would prevent the development of many new homes which could be built on the land. He explained it is for this very purpose, to purchase a premier property such as this; that the CPC saved so much of its funds over the past ten years. Mr. Morely stated it is likely a combination of cash and bonding will be recommended for financing the purchase. He further described the property which would be included on both sides of Concord Road, noting the property on one side has been farmed. Chairman O'Brien stated that studies have shown land which is suitable for farming is also quite buildable.

Mr. Morely stated the second project is also to purchase a property at 15 Hudson Road, with the intention to demolish the structure and combine the parcel with Grinnell Park. He explained this proposal is also still being negotiated, and thus an appropriation figure is not available. Mr. Morely stated the CPC will likely also recommend that the purchase be financed by both CPA Open Space and Historic Preservation funds to provide the Town with the option of possibly using the site in the future for a Town Museum.

Mr. Morely reviewed the other recommended articles as follows:

Sudbury Historical Commission - Historic Multi-Projects – requesting a total of \$67,000 to complete three small projects described as installing a fire suppression system at the Hosmer House; restoring timbers and the wooden gate at the Town Pound; and to survey no less than ten (10) Old Homes as required by the Massachusetts Historical Commission. Chairman O'Brien asked how old a house needs to be to qualify. Sudbury Historical Commission Chair Lyn MacLean stated anything built prior to 1940 currently qualifies. Ms. MacLean stated Sudbury is embarking on its fourth phase of this mandated project. She also noted that Sudbury has been commended for compiling one of the best surveys in the State. Mr. Morely opined it is beneficial for homeowners to have this information and that it might help provide an impetus for appropriate maintenance of these structures.

Town Clerk Historic Document Preservation –requesting an amount not to exceed \$106,000 to restore and preserve historic Town documents dating back to the 1700s. Mr. Morely stated the Town Clerk has informed the CPC that this year's appropriation would complete this phase of the project.

Town Hall Architectural and Design Study – requesting an amount not to exceed \$50,000 for the purpose of completing an architectural and design study of the Town Hall for the renovation, including historic rehabilitation and restoration of the building. In response to a question from Chairman O'Brien, Mr. Morely stated the restoration of Town Halls is one of the most popular uses of historic CPA funds in the State. Sudbury Historical Commission Chair Lyn MacLean stated the Commission strongly believes the exterior of the Town Hall should remain as is.

Town Center Landscaping Restoration – requesting an amount not to exceed \$200,000 for landscaping restoration as part of the Town Center intersection project. Mr. Morely emphasized that, if at Town Meeting the associated article regarding changes to the Town Center intersection is defeated, this article would be withdrawn.

Town-wide Walkways – requesting \$100,000 for engineering, design and construction of priority Town walkways. Mr. Morely stated the Town has established a successful neighborhood petition program to prioritize locations. Chairman O'Brien asked what can be constructed with \$100,000. Director of Planning and Community Development Jody Kablack stated that, depending on a location's ease of construction factors, approximately one-half to one mile of walkway can be built.

Sudbury Housing Trust (SHT) – 10% Allocation – requesting an amount not to exceed \$200,000 for the FY13 10% Community Preservation Act housing allocation to be appropriated to the SHT for the purposes of preservation and creation of affordable housing in Sudbury for low and moderate-income households as part of its home-ownership program.

Amend Article 43 of the 2006 Annual Town Meeting, Sudbury Housing Authority Unit Buy-Down – Mr. Morely stated the Sudbury Housing Authority (SHA) has proposed to amend Article 43 of the 2006 Annual Town Meeting, Sudbury Housing Authority Unit Buy-Down, authorizing this expenditure of \$360,000 for the purpose of purchasing housing units for use as affordable rental residences, to be amended to expend no more than \$180,000 per unit rather than the originally approved \$90,000.

Mr. Morely further noted the CPC submits an article each year of the CPA General Budget and Appropriations. He also stated the CPA revenue for next year is projected to be approximately \$2 million, with a \$450,000 match from the State to be received in October 2013. Mr. Morely and Ms. Kablack explained there is a bill pending at the State House which would allow for a floor of possibly 50% to 75% to be set as the match for towns participating in the CPA program. As the economy and real estate markets improve, it is expected the State CPA matches for municipalities will increase.

Park and Recreation CPC member Dick Williamson, 21 Pendleton Road, stated the current pending legislation also includes options to use CPA funds for capital improvements on existing recreational fields, which is currently not eligible.

Chairman O'Brien asked how many communities in the State participate in the program. Ms. Kablack stated 142 towns participate, but many large cities do not. She further stated the proposed legislation includes more flexibility to facilitate the participation of large cities. Chairman O'Brien stated the funds have allowed Sudbury to accomplish much, and that the Town was fortunate to get into the program early.

Sudbury Historical Commission (SHC) member Liz Radowski stated the SHC has completed many preservation projects with the assistance of CPA funds. She shared with the Board discoveries made today regarding broken tombstones from the 1820s at the Revolutionary Cemetery, which is as a result of CPA funds appropriated for work at the Cemetery.

Chairman O'Brien stated the Board would consider its position on these articles later this evening, and he concluded the discussion at 8:58 p.m.

### **Minutes**

It was on motion unanimously

VOTED: To approve the Regular Session minutes of March 7, 2012.

### **Earth Week -Sudbury Cleanup Day**

It was on motion unanimously

VOTED: To proclaim April 22-28, 2012 as Sudbury Earth Week and to designate Saturday, April 28 as Spring Cleanup Day for the annual roadside cleanup, with a rain date on May 5, 2012.

### **Boy Scout Troop #60 – Eagle Scouts**

It was on motion unanimously

VOTED: To enter into the Town record and congratulate Nicholas Lathrop Strahan, 26 Suffolk Road, Daniel Patrick Gorman, 15 Wake Robin Road and Christopher Emerson St. George, 752 Concord Road, of Troop 60, on achieving the high honor of Eagle Scout.

### **Bellino's Restaurant Group, LLC d/b/a Bistro 20 – Change of Manager**

It was on motion unanimously

VOTED: As the Licensing Authority for the Town of Sudbury, in accordance with M.G.L. c. 138, to approve a Change of Manager for Bellino's Restaurant Group, LLC, d/b/a Bistro 20, 120 Boston Post Road, from Shane Manfred to Ali Bigdeliazari, as requested in an application dated March 13, 2012.

### **HOPEsudbury – Goodnow Library Flagpole Donation**

The Board was previously in receipt of a letter from HOPEsudbury Co-President Marilyn Martino dated March 7, 2012, thanking the Town of Sudbury and Board of Selectmen for support given to the organization for the past ten years, and offering a gift to the Town of a flagpole to be erected at the Goodnow Library and an email from Building Inspector James Kelly dated March 14, 2012, stating the pole is to be installed during the week of March 19, 2012.

Town Manager Valente provided a brief summary of HOPEsudbury's genesis. She also noted a few concerns of Town staff regarding the gift which have been resolved, including installation of a light.

Chairman O'Brien explained that, if a flagpole is illuminated, the flag can remain flying and does not have to be taken down each evening. He also read aloud excerpts from HOPEsudbury's letter, which

highlighted the amount of funds raised and for what purposes they were used in the past ten years and that a dedication ceremony of the flagpole is planned. Chairman O'Brien stated the work done by HOPEsudbury for the community has been great, and the donation is very much appreciated. He asked Town Manager Valente to convey these sentiments in a letter of gratitude sent from the Town. Vice-Chairman Haarde concurred that a flagpole is a great donation.

It was on motion unanimously

VOTED: On behalf of the Town of Sudbury, to accept a flagpole to be erected at the Goodnow Library, 21 Concord Road, donated by HOPEsudbury on the occasion of its 10<sup>th</sup> anniversary and its gratitude for the Board's support of HOPEsudbury endeavors, the dedication of which will take place in May in conjunction with Military Appreciation Month.

**Special Municipal Employee Designation – Special Counsel in Connection with Solar Power Generation Facility**

Present: Energy and Sustainability Green Ribbon Committee member Rami Alwan

The Board was in previous receipt of copies of a letter from Town Counsel Paul Kenny dated March 16, 2012, recommending that the Board designate Special Counsel in connection with development of a solar power generation facility at the Landfill and associated matters as a Special Municipal Employee and to approve an exemption under the Conflict of Interest statute to allow Attorney Kevin D. Batt and Anderson & Kreiger LLP to serve as such Special Counsel. The Board was also in receipt of copies of two letters from Anderson Kreiger LLP dated March 16, 2012 confirming retention by Sudbury and disclosing a conflict of interest in relation to representation of Ameresco and requesting a waiver, and Sudbury's "Letter of Intent for Ameresco to Exclusively Develop, Finance, Construct, Own and Operate a Solar PV Facility on the Sudbury Landfill," dated March 7, 2012. Chairman O'Brien noted the proposed law firm has specialized expertise in the field, which is why the Energy and Sustainability Green Ribbon Committee and Town Counsel have recommended they be used. Town Manager Valente reviewed the suggested votes from Town Counsel Kenny for consideration tonight.

Vice-Chairman Haarde asked if it is required by State statute to appoint Special Counsel. Town Manager Valente stated it is not required, but it has been suggested as a prudent option for the Town to avail itself of the firm's expertise.

Vice-Chairman Haarde asked what legal budget would pay for the position. Town Manager Valente stated the billable time would be paid for by the Town Counsel budget or by an energy-related grant, if one is available, and if such an expenditure is applicable.

From a fiduciary standpoint, Vice-Chairman Haarde expressed his hesitation with the Town contracting the same lawyers which will represent Ameresco. He asked if the Town could pursue its own legal counsel. Chairman O'Brien referenced the draft Conflict of Interest Statement.

Energy and Sustainability Green Ribbon Committee member Rami Alwan stated the Committee believes contracting with this law firm, which specializes in this work, would protect the Town's investment.

Vice-Chairman Haarde asked who recommended this lawyer and firm. Town Manager Valente stated the recommendation was initiated by the Energy and Sustainability Green Ribbon Committee and brought to the attention of Town Counsel Paul Kenny. She further stated the law firm has a long standing relationship as Special Counsel to the Town on other matters such as cell towers.

Vice-Chairman Haarde stated his initial reaction is that the Town should try to find its own law firm to represent it. Mr. Alwan stated the work is so specialized, that there may not be a lot of other choices from which to pick.

Chairman O'Brien asked if the matter could be continued to another meeting to allow for more research, or if there is a time-sensitive nature to the item for tonight. Town Manager Valente stated this issue could be put on next week's Board meeting agenda. However, she further noted that, at the Board's March 7, 2012 meeting, Energy and Sustainability Green Ribbon Committee Chair Bill Braun alluded to a sense of urgency for completing this process for consideration of program credits.

Chairman O'Brien suggested the Committee be asked if there are other law firm recommendations for this position. He also recommended the agenda item be held for further information to be provided to the Board at its next meeting. Mr. Alwan opined that another week to deliberate the issues should not be a problem.

**Energy and Sustainability Green Ribbon Committee – Mass. Clean Energy Center Solarize Mass. Joint Proposal with the Towns of Lincoln and Wayland**

The Board was previously in receipt of copies of a "Draft Statement of Commitment for the Solarize Mass. Program," the "Solarize Massachusetts: Phase 2 Request for Proposals from Green Communities and accompanying Acceptance Form and Attachments." Chairman O'Brien read aloud a description of the program which would market and provide community outreach to promote small scale solar PB installations.

Energy and Sustainability Green Ribbon Committee member Rami Alwan explained that Sudbury hopes to be awarded a competitive grant this year by joining forces with Lincoln and Wayland. Mr. Alwan stated he will be the Solar Coach for Sudbury. He further stated Lincoln and Wayland surveyed their residents for interest and the results were overwhelmingly positive. Mr. Alwan also stated Sudbury Building Inspector Jim Kelly has received six building permits for solar installations in recent months, and the Committee and Mr. Kelly believe this interest will continue to grow. He further stated purchases can also be donated to charities.

Vice-Chairman Haarde summarized the program will combine the purchasing power for all three towns to buy solar panels, making them more affordable for homeowners.

Chairman O'Brien stated the program seems great. Vice-Chairman Haarde concurred, noting the Green Ribbon Committee has done a lot of good work for Town buildings. He is pleased to see the Committee's efforts now reaching the residential community with this project because this was an important part of the Committee's mission.

Mr. Alwan stated the deadline for submission is March 21, 2012 at 5:00 p.m., and a response to the application should be known by March 29, 2012.

Vice-Chairman Haarde urged the Committee to develop outreach strategies to inform the public that this program is available. Mr. Alwan stated the volunteer resources and timeline have been established and will be submitted as part of the application package.

It was on motion unanimously

**VOTED:** To approve a statement of commitment of the Town of Sudbury's full participation and cooperation with the Massachusetts Clean Energy Center (MassCEC) Solarize Massachusetts: Phase 2,



program in conjunction with a joint proposal to be made with the towns of Lincoln and Wayland in response to the MassCEC RFP; and to authorize the Town Manager to execute any documents related thereto.

### **Annual Town Meeting Actions**

The Board was previously in receipt of a draft list of the "2012 Annual Town Meeting Warrant Articles," dated March 9, 2012. The Board reviewed the list and determined it would take positions on articles as follows.

It was on motion unanimously

VOTED: To Report at Town Meeting (RTM) the Board's positions for Articles # 2, 3, 4, 5, 6, 7, 8, 13, 15, 25, 30, 31, 34 and 35 as noted on the listing below.

It was further on motion unanimously

VOTED: To take the position of supporting Articles #24, 26, 27, 28, 29; 32, and 33 as noted on the listing below:

Regarding Article #13, Town Manager Valente reported she has been told the Wayland Finance Committee and the Carlisle Board of Selectmen did not recommend that a Minuteman Regional Vocational School District Stabilization Fund be established. Vice-Chairman Haarde asked if Sudbury's Finance Committee has taken a position on the article. Town Manager Valente will ask the Finance Committee and report its answer to the Board.

Regarding Articles # 15 and 17, Town Manager Valente stated the Town is awaiting news of grant application awards. Regarding Articles #18 and 19, she noted these articles will require other forms of funding to be put on a Town Ballot.

Chairman O'Brien stated Article #25 will be pulled at Town Meeting, if its related Article #14 is not passed by voters.

Town Manager Valente reported that as the Board's representative on the Community Preservation Committee (CPC), Selectman Drobinski had previously informed her that he supports all the recommended articles put forth by the CPC.

- #1 - Hear Reports - Position - **Support**
- #2 - FY12 Budget Adjustments - Position - **RTM**
- #3 - Stabilization Fund - Position - **RTM**
- #4 - FY13 Budget - Position - **RTM**
- #5 - FY13 Capital Budget - Position - **RTM**
- #6 - FY13 Transfer Station Enterprise Fund Budget - Position - **RTM**
- #7 - FY13 Pool Enterprise Fund Budget - Position - **RTM**
- #8 - FY13 Recreation Field Maintenance Enterprise Fund Budget - Position - **RTM**
- #9 - Unpaid Bills - Position - **RTM**
- #10 - Chapter 90 Highway Funding - Position - **Support - CC**
- #11 - Real Estate Exemption - Position - **Support - CC**
- #12 - Town/School Revolving Funds - Position - **Support - CC**
- #13 - Establish Stabilization Fund - Minuteman Regional Vocational School District - Position - **RTM**
- #14 - Town Center Traffic Improvements - Position - **RTM**

- #15 - Fire Department Safety Equipment Purchase – Position - **RTM**
- #16 – WITHDRAWN - Pawnbroker Bylaw
- #17 - Nixon Roof Replacement & Repair – MSBA Program - Position – **RTM**
- #18 - Natatorium HVAC & Associated Roofing - Position – **RTM**
- #19 - Town and School Roofs - Position – **RTM**
- #20 - Amend Zoning Bylaw Article IX, Appendix A – B.6 – Update definition of Agricultural Use - Refer to Planning Board - Position – **RTM**
- #21 - Amend Zoning Bylaw Article IX –Appendix A – Sec. 2313 Regulate raising of roosters – Refer to Planning Board - Position – **RTM**
- #22 - Amend Zoning Bylaw Article IX – Section 5331 – Senior Residential Community – Refer to Planning Board - Position – **RTM**
- #23 - Amend Bylaw – Art. V(f) – Stormwater Management Bylaw – Refer to Planning Board - Position – **RTM**
- #24 - Community Preservation Fund –Town Hall Architectural and Design Study - Position – **Support**
- #25 - Community Preservation Fund – Town Center Landscaping Restoration - Position – **RTM**
- #26 - Community Preservation Fund – Historic Projects - Position – **Support**
- #27 - Community Preservation Fund – Town-Wide Walkways - Position – **Support**
- #28 - Community Preservation Fund – Town Clerk Historic Document Preservation - Position – **Support**
- #29- Community Preservation Fund - Sudbury Housing Trust 10% Allocation - Position – **Support**
- #30- Community Preservation Fund - Pantry Brook Farm Preservation Restriction - Position – **RTM**
- #31 - Community Preservation Fund – Purchase and Restore Property - 15 Hudson Road - Position – **RTM**
- #32 - Community Preservation Fund - Amend Art. 43 of the 2006 Town Meeting, Sudbury Housing Authority Unit Buy Down - Position – **Support**
- #33 - Community Preservation Fund - General Budget and Appropriations - Position – **Support**
- #34 - Resolution – Rail Trail - Position – **RTM**
- #35 - Resolution - Rail Trail- Position – **RTM**

Town Manager Valente will coordinate the Board's next meeting for the morning of March 29, 2012.

At 9:29 p.m., Chairman O'Brien announced the close of the regular meeting.

There being no further business, the meeting adjourned at 9:29 p.m.

Attest: \_\_\_\_\_

Maureen G. Valente  
Town Manager-Clerk

**TOWN OF SUDBURY**  
**APPLICATION FOR APPOINTMENT TO**

(Board or Committee Name) Sudbury Town Historian

BOARD OF SELECTMEN  
278 OLD SUDBURY ROAD  
SUDBURY, MA 01776

FAX: (978) 443-0756  
E-MAIL: selectmensoffice@sudbury.ma.us

Name: Lee Ford Swanson

Brief resume of background and experience:

Curator/Archivist for the Sudbury Historical Society, Inc.

Address: 55 Hudson Road, 14A

Home phone: 978-460-0347  
Work phone:

Years lived in Sudbury: 26

E-Mail Address: sudburyhist01776@verizon.net

Municipal experience (If applicable):

none

Educational background:

Marlborough High School, BU junior college, audited courses-Harvard

Employment and/or other pertinent experience:

Wayside Industries & Right Polish -owner

Reason for your interest in serving: Have been doing it for 5 years

Times when you would be available (days, evenings, weekends): anytime

Do you or any member of your family have any business dealings with the Town? If yes, please explain:

No

LFS

(Initial here that you have read, understand and agree to the following statement)

I agree that if appointed, I will work toward furtherance of the committee's mission statement; and further, I agree that I will conduct my committee activities in a manner which is compliant with all relevant State and Local laws and regulations, including but not limited to the Open Meeting Law, Public Records Law, Conflict of Interest Law, Email Policy and the Code of Conduct for Town Committees.

I hereby submit my application for consideration for appointment to the Board or Committee listed above.

Signature

Lee Ford Swanson

Date

January 20, 2012

## **SUDBURY TOWN HISTORIAN**

### **Town Historian:**

- a. The designation "Town Historian" is an honorary appointment and will be restricted to a person who has the qualifications noted below.
- b. "Town Historian" is a volunteer, unpaid position.
- c. Sudbury's E-mail Communication Policy shall apply to this position.  
(See paragraph below for the guidelines.)
- d. As Town Historian, the Conflict of Interest Law (MGL c.268A) pertains to the position. (See attached Summary of the Conflict of Interest Law.)
- e. The Town's Harassment Policy shall apply to this position.  
(See attached policy.)

### **Purpose/Duties:**

Provide authoritative information, as needed or required, based on accurate data and objective evaluation and interpretation, of Sudbury's history to Town officials, boards, committees, and staff. Examples include, but are not limited to:

- a. Background material for the commemoration of significant events, such as King Philip's Attack, Sudbury in the Revolutionary War, anniversary celebrations, etc.
- b. Data concerning ancient roads, bounds, land allotments, and decisions which bear upon the resolution of contemporary legal questions.
- c. Genealogical information.
- d. Information on buildings and sites.
- e. Annual Town Report submission as requested by the Selectmen's Office.

### **Qualifications:**

The Town Historian shall have the following mandatory qualifications:

- a. Keen interest in Sudbury's past.
- b. Knowledge of availability of original records and other source materials on Sudbury and how to obtain and use them.
- c. Willingness to engage in time-consuming research.
- d. Ability to evaluate, interpret and present results for official or public use.

### **PUBLIC RECORDS APPLICABILITY:**

The Secretary of the Commonwealth advises that the Public Records Law clearly applies to government records generated or received electronically. All electronic mail sent, and all electronic mail received by principal

addressees (not received as a "cc") at a Town-issued address, or any address when in an official capacity, should be considered a public record subject to inspection and disclosure and scheduled retention and disposition. *Town appointees, acting in their official capacity, should have no expectation of privacy in their use of electronic mail.*

**Appointments:**

The term expiration for most Town board and committee appointments is May 31. Therefore, the one-year appointment of the Town Historian shall be made in-line with the yearly re-appointment schedule at a Board of Selectmen's meeting following the conclusion of the Annual Town Meeting.

The Board of Selectmen shall be the appointing authority.

Date: 3/21/12

## 2012 ANNUAL TOWN MEETING WARRANT ARTICLES

| ART# | SUBJECT (SPONSOR)  | AMOUNT    | SPEAKER | POSITION | CONSENT<br>CALENDAR |
|------|--|-----------|---------|----------|---------------------|
|      | In Memoriam Resolution   |           |         |          |                     |
| 1.   | Hear Reports<br>(Selectmen)  |           | _____   | S        |                     |
| 2.   | FY12 Budget Adjustments<br>(Selectmen)   | \$ _____  |         | RTM      |                     |
| 3.   | Stabilization Fund<br>(Selectmen)  | \$ _____  |         | RTM      |                     |
| 4.   | FY13 Budget<br>(Finance Committee)   | \$ _____  |         | RTM      |                     |
| 5.   | FY13 Capital Budget<br>(Capital Improvement Planning Committee)                    | \$ _____  |         | RTM      |                     |
| 6.   | FY13 Transfer Station Enterprise Fund Budget<br>(Finance Committee)                | \$ _____  |         | RTM      |                     |
| 7.   | FY13 Pool Enterprise Fund Budget<br>(Finance Committee)                            | \$ _____  |         | RTM      |                     |
| 8.   | FY13 Recreation Field Maintenance<br>Enterprise Fund Budget<br>(Finance Committee) | \$ _____  |         | RTM      |                     |
| 9.   | Unpaid Bills<br>(Town Accountant)  | \$ _____  |         | RTM      |                     |
| 10.  | Chapter 90 Highway Funding<br>(Director of Public Works)                           |           |         | S        | CC                  |
| 11.  | Real Estate Exemption<br>(Board of Assessors)                                      |           |         | S        | CC                  |
| 12.  | Town/School Revolving Funds  |           |         | S        | CC                  |
|      | Plumbing & Gas Inspectional Services   | \$ 45,000 |         |          |                     |
|      | Portable Sign Admin. & Inspectional Svcs.  | \$ 10,000 |         |          |                     |
|      | Cemetery - Cemetery Maintenance  | \$ 20,000 |         |          |                     |
|      | Conservation - Wetlands  | \$ 35,000 |         |          |                     |
|      | Conservation - Trail Maintenance   | \$ 5,000  |         |          |                     |
|      | Council on Aging - Activities  | \$ 35,000 |         |          |                     |
|      | Council on Aging - Van Transport. (MWRTA)  | \$ 70,000 |         |          |                     |
|      | Fire Department - Permits  | \$ 45,000 |         |          |                     |
|      | Goodnow Library  | \$ 10,500 |         |          |                     |
|      | Recreation Programs  | \$582,000 |         |          |                     |
|      | Teen Center  | \$ 20,000 |         |          |                     |
|      | Bus  | \$450,000 |         |          |                     |
|      | Instrumental Music   | \$ 75,000 |         |          |                     |
|      | Cable Television   | \$ 30,000 |         |          |                     |
|      | Regional Housing Services  | \$150,000 |         |          |                     |
|      | Rental Property  | \$ 40,000 |         |          |                     |
|      | Dog  | \$ 50,000 |         |          |                     |
|      | Treasurer/Collector - Passport fees  | \$ 13,000 |         |          |                     |
|      | Youth Programs (Park and Recreation)   | \$ 50,000 |         |          |                     |
|      | Zoning Board of Appeals - Permits  | \$ 25,000 |         |          |                     |

## 2012 ANNUAL TOWN MEETING WARRANT ARTICLES (Page 2)

| ART# | SUBJECT (SPONSOR)   | AMOUNT                             | SPEAKER | POSITION | CONSENT<br>CALENDAR |
|------|---|------------------------------------|---------|----------|---------------------|
| 13.  | Establish Stabilization Fund -<br>Minuteman Regional Vocational School Dist.<br>(Board of Selectmen)            |                                    |         | RTM      |                     |
| 14.  | Town Center Traffic Improvements<br>(Board of Selectmen)  |                                    |         | RTM      |                     |
| 15.  | Fire Dept. Safety Equipment Purchase<br>(Fire Chief)  |                                    |         | RTM      |                     |
| 16.  | Pawnbroker Bylaw<br>(Police Department)   | <u>WITHDRAWN FOR FURTHER STUDY</u> |         |          |                     |
| 17.  | Nixon Roof Replacement & Repair- (Bookmark)<br>MSBA Program<br>(School Committee and Sudbury Public Schools)    |                                    |         | RTM      |                     |
| 18.  | Natatorium HVAC & Associated Roofing<br>(Building Department)   |                                    |         | RTM      |                     |
| 19.  | Town and School Roofs<br>(Board of Selectmen and<br>Sudbury Public Schools)                                     |                                    |         | RTM      |                     |
| 20.  | Amend Zoning Bylaw, Art. IX, Appendix A -<br>B.6 - Update definition of Agricultural Use<br>(Planning Board)    |                                    |         | RTM      |                     |
| 21.  | Amend Zoning Bylaw, Art. IX, Appendix A-<br>Sec. 2313 - Regulate raising of roosters<br>(Planning Board)        |                                    |         | RTM      |                     |
| 22.  | Amend Zoning Bylaw, Art. IX -<br>Sec. 5331 - Senior Residential Community<br>(Planning Board)                   |                                    |         | RTM      |                     |
| 23.  | Amend Bylaw, Art. V(F) -<br>Stormwater Management Bylaw<br>(Planning Board)                                     |                                    |         | RTM      |                     |
| 24.  | Community Preservation Fund- Town Hall<br>Architectural and Design Study<br>(Community Preservation Committee)  | \$                                 |         | S        |                     |
| 25.  | Community Preservation Fund-<br>Town Center Landscaping Restoration<br>(Community Preservation Committee)       | \$                                 |         | RTM      |                     |
| 26.  | Community Preservation Fund-<br>Historic Projects<br>(Community Preservation Committee)                         | \$                                 |         | S        |                     |
| 27.  | Community Preservation Fund-<br>Town-wide Walkways<br>(Community Preservation Committee)                        | \$                                 |         | S        |                     |
| 28.  | Community Preservation Fund-<br>Town Clerk Historic Document Preservation<br>(Community Preservation Committee) | \$                                 |         | S        |                     |

## 2012 ANNUAL TOWN MEETING WARRANT ARTICLES (Page 3)

| ART# | SUBJECT (SPONSOR)   | AMOUNT | SPEAKER | POSITION | CONSENT<br>CALENDAR |
|------|---|--------|---------|----------|---------------------|
| 29.  | Community Preservation Fund -<br>Sudbury Housing Trust 10% Allocation<br>(Community Preservation Committee)                                     | \$     |         | S        |                     |
| 30.  | Community Preservation Fund -<br>Pantry Brook Farm Preservation Restriction<br>(Community Preservation Committee)                               | \$     |         | RTM      |                     |
| 31.  | Community Preservation Fund -<br>Purchase and Restore Property (15 Hudson Rd.)<br>(Community Preservation Committee)                            | \$     |         | RTM      |                     |
| 32.  | Community Preservation Fund -<br>Amend Art. 43 of the 2006 ATM,<br>Sudbury Housing Authority Unit BuyDown<br>(Community Preservation Committee) |        |         | S        |                     |
| 33.  | Community Preservation Fund -<br>General Budget and Appropriations<br>(Community Preservation Committee)  | \$     |         |          |                     |
| 34.  | Resolution -(non-binding)- Rail Trail<br>Concord Town Line to Union Avenue<br>(Board of Selectmen)  |        |         | RTM      |                     |
| 35.  | Resolution -(non-binding)- Rail Trail<br>(half-mile portion, Concord Town Line<br>to Rt. 117 [North Road])<br>(Board of Selectmen)              |        |         | RTM      |                     |

NOTES: S = Support  
RTM = Report at Town Meeting  
CC = Consent Calendar