

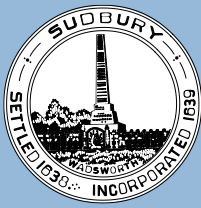
SUDBURY BOARD OF SELECTMEN
TUESDAY OCTOBER 6, 2015
7:30 PM, TOWN HALL - LOWER LEVEL

Item #	Time	Action	Item
	7:30 PM		CALL TO ORDER
	7:30 PM		Opening remarks by Chairman
	7:35 PM		Reports from Interim Town Manager
	7:40 PM		Reports from Selectmen
	7:50 PM		Citizen's comments on items not on agenda
TIMED ITEMS			
1.	7:55 PM	<i>VOTE / SIGN</i>	Discussion and vote on whether to approve the Town Manager Contract between the Town of Sudbury and Melissa Murphy-Rodrigues, and ratify the vote taken in Executive Session.
2.	8:05 PM	<i>VOTE</i>	Discussion and question of voting to accept the Sudbury Access Corporation's FY15 Financial & Operating Reports as required by their contract. (Jeff Winston and Lynn Puorro of SudburyTV to attend.)
3.	8:15 PM		Introduction and overview of the Raytheon redevelopment project with representatives from National Development. (Ed Marsteiner of National Development; and Scott Dale, Avalon Bay Communities to attend)
4.	9:00 PM		Introductory discussion with Sudbury Station LLC, regarding an application for a proposed 40B housing development off Peters Way. (William C. Henchy, Esq; Chris Claussen; Chris Kennedy; Robert Engler to attend.)
MISCELLANEOUS			
5.		<i>VOTE</i>	Discussion and vote whether to approve the Sudbury Housing Trust purchase of real estate, as presented, for Home Preservation Home #8.
6.		<i>VOTE</i>	Discussion and vote on whether to authorize Interim Town Manager to execute a consent to an assignment of the lease between the Town and New Cingular Wireless, PCS to Varsity Wireless Investors, LLC. Proposed vote: Move to approve the assignment of the lease between the Town and New Cingular Wireless, PCS to Varsity Wireless Investors, LLC, and to authorize the Interim Town Manager to execute a consent to the assignment.

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.

Item #	Time	Action	Item
7.		<i>VOTE / SIGN</i>	Vote to amend the petition submitted by Patricia A. Brown, Robert C. Haarde, Susan N. Iuliano, Leonard A. Simon, and Charles C. Woodard so that the text beginning at SECTION I would read as follows: "SECTION 1. Chapter 169 of the Acts of 2012 is hereby amended by striking out section 8 and inserting in place thereof the following: Section 8. This Act shall expire on December 31, 2018. SECTION 2. Notwithstanding any general or special law to the contrary, acceptance of this act by the Town of Sudbury shall be by an affirmative vote of a majority of the voters at any regular or special election at which the question of acceptance is placed on the ballot. This act shall take effect upon an affirmative vote of the town. SECTION 3. This act shall take effect immediately."
8.			Update on recent developments concerning the Minuteman Building Project. (Selectman Simon to present)
9.		<i>VOTE</i>	Discussion and vote on whether to approve the Memorandum of Agreement (MOA) between the Town of Sudbury and the Sudbury Supervisory Association, and ratify the vote taken in Executive Session as well as to authorize the Town Manager to sign said agreement.
10.		<i>VOTE</i>	Discussion and vote whether to approve the Intermunicipal Agreement between the Towns of Wayland and Sudbury for Septage Disposal Facility Disposition, and authorize the Town Manager to sign said agreement.
11.			Discuss future agenda items
CONSENT CALENDAR			
12.		<i>VOTE</i>	Vote to approve the regular session minutes of 9/8/15 and 9/17/15.
13.		<i>VOTE</i>	Vote to approve the Sudbury Cultural Council re-appointment of Anne Riesenfeld, 25 Concord Road, and Cynthia Nelissen-Nihart, 47 Raynor Road, for terms to expire October 30, 2018.

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.



SUDBURY BOARD OF SELECTMEN
Tuesday, October 6, 2015

MISCELLANEOUS (UNTIMED)

1: Town Manager Contract

REQUESTOR SECTION

Date of request:

Requested by: Patty Golden

Formal Title: Discussion and vote on whether to approve the Town Manager Contract between the Town of Sudbury and Melissa Murphy-Rodrigues, and ratify the vote taken in Executive Session.

Recommendations/Suggested Motion/Vote: Discussion and vote on whether to approve the Town Manager Contract between the Town of Sudbury and Melissa Murphy-Rodrigues, and ratify the vote taken in Executive Session.

Background Information:

Attached contract

Financial impact expected:

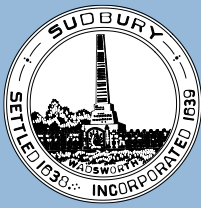
Approximate agenda time requested:

Representative(s) expected to attend meeting:

Review:

Patty Golden	Pending
Maryanne Bilodeau	Pending
Barbara Saint Andre	Pending
Charles C. Woodard	Pending
Board of Selectmen	Pending

10/06/2015 7:30 PM



SUDBURY BOARD OF SELECTMEN
Tuesday, October 6, 2015

TIMED ITEM

2: SudburyTV Annual Meeting with BOS

REQUESTOR SECTION

Date of request:

Requestor: Jeff Winston

Formal Title: Discussion and question of voting to accept the Sudbury Access Corporation's FY15 Financial & Operating Reports as required by their contract. (Jeff Winston and Lynn Puorro of SudburyTV to attend.)

Recommendations/Suggested Motion/Vote: Discussion and question of voting to accept the Sudbury Access Corporation's FY15 Financial & Operating Reports as required by their contract. (Jeff Winston and Lynn Puorro of SudburyTV to attend.)

Background Information:
See attached documents

Financial impact expected:see attached

Approximate agenda time requested: 15 minutes

Representative(s) expected to attend meeting: Jeff Winston/Lynn Puorro

Review:

Patty Golden	Pending
Maryanne Bilodeau	Pending
Barbara Saint Andre	Pending
Charles C. Woodard	Pending
Board of Selectmen	Pending

10/06/2015 7:30 PM

SUDBURY ACCESS CORP
FY 2015 Financial & Operating Reports
October 1, 2015

For the just-completed year FY2015 (7/1/2014 – 6/30/2015):

- 1) Notable accomplishments: See next page.
- 2) Quarterly/Annual Financials: See attached.
- 3) Results of Fundraising: Currently SAC does no fundraising.
- 4) Statistics on number of residents trained, number of hours of public programming: See attached Quarterly Programming Reports.
- 5) Number of hours by type of programming: See attached Quarterly Programming Reports.
- 6) Filed Corporation Annual Report, MA Form PC (including Auditors' report and Federal Form 990), and Asset Inventory submitted with this report.
- 7) Summary of VOD viewing stats. See attached.

For the upcoming year FY2016:

- 8) Budget: See attached.
- 9) List of operating equipment to be replaced in FY 2016:
 - Main SudburyTV control room console and infrastructure (9/2015)
 - Programming Server and VOD/Live Streaming systems (early 2016)
- 10) Long-range Capital Replacement Plan: See attached
- 11) Fundraising Targets: SAC plans no fundraising in FY 2014.
- 12) Programming plans: In FY 2016, SAC plans to
 - Continue to expand Sudbury civic meeting coverage
 - Continue providing coverage of Sudbury Historical Society and Senior Center programs
 - Continue to produce and introduce new programming highlighting the Sudbury community
 - Continue to provide coverage of LS sports teams
- 13) Plans for expanding existing services and adding new services
- no plans for FY 2016
- 14) Plans for equipment upgrades in FY 2016:
 - Nexus, VOD and live stream systems (upgrade to HD).
 - Improvement of the live-origination infrastructure
 - Purchase of a Network Storage device is under consideration.
- 15) Plans for expanding training capabilities:
SudburyTV offers a variety of training courses to the community. Courses are held on Wednesday evenings and may be scheduled on an individual or group basis.

Notable FY2015 Accomplishments:

- 1) SudburyTV Infrastructure Improvements: Completed the upgrade of the Town Hall Video System. We replaced the old 2001 equipment with new HD cameras, switcher, audio, and recording equipment, improving overall video and audio quality, and reliability of recording archive copies of meetings.
- 2) SudburyTV Long-Term Planning: This year, SudburyTV developed a long-term capital equipment replacement plan (attached). This will allow us to better predict spending from year to year.
- 3) SudburyTV Programming: SudburyTV covered the events celebrating Sudbury's 375th Anniversary in the Fall of 2014. Events covered include the Olde Time Community Fair and the Field Day event featuring local and regional musical entertainment with the evening capped off by a special Pops performance by the Lincoln-Sudbury Civic Orchestra.

Current Meeting Coverage by SudburyTV

Board/ Committee	Broadcast Live	Taped for Replay	Posted On-Demand on Sudburytv.org	Agenda Indexed On-Demand
Board of Selectmen	Yes	Yes	Yes	Yes
Finance Committee	Annual Budget Hearings only	Yes	Yes	Yes
SPS School Committee	Yes	Yes	Yes	Yes
LS School Committee	Yes	Yes	Yes	Yes
Town Meeting	Yes	Yes	Yes	Yes
Park & Recreation Commission	No	Yes	Yes	Yes

- Coverage of the above boards/committees includes regularly scheduled meetings
- We will cover any one/all meetings for any board/committee as requested
- No current plans to expand regular meeting coverage without request by a particular board

Municipal Committees Covered on Request

Board/ Committee	Broadcast Live	Taped for Replay	Posted On-Demand on Sudburytv.org	Agenda Indexed On-Demand
Board of Health	No	Yes	Yes	Yes
Community Preservation Committee	No	Yes	Yes	Yes
Planning Board	Yes	Yes	Yes	Yes

Educational Channel 9/32

- SudburyTV manages programming the channel from 4pm-midnight daily and weekends airing:
 - LS and SPS School Committee
 - LS Varsity Sports
 - LS Music Department Performances
 - Any other school/education related programming
- We work with Schools to produce special programs of interest to the school community as topics arise throughout the year. Past programs have included:
 - LS Athletics Presentations
 - LA Faculty and Staff Variety Show
 - LS Asian Festival
 - Curtis Middle School Moving On Ceremony
- All Sudbury schools are encouraged to request coverage of events taking place in the school community
- Schools are welcome to submit programming for airing on the Ed. Channel

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Summary of SudburyTV VOD Viewing, 7/1/14 - 6/30/15

Range: Tue Jul 1 01:11:00 2014 through Tue Jun 30 16:39:00 2015
 4531 records read. 12 months, 6614 viewers, 442 programs

By Month

Month	View Time HH:MM	Viewers
Jul. 2014:	71:19	70
Aug. 2014:	36:40	53
Sep. 2014:	146:37	144
Oct. 2014:	160:26	115
Nov. 2014:	106:58	84
Dec. 2014:	74:09	67
Jan. 2015:	77:17	71
Feb. 2015:	110:51	86
Mar. 2015:	157:22	114
Apr. 2015:	181:18	114
May. 2015:	172:28	96
Jun. 2015:	131:05	92

By Viewers

161 Viewers watched for 1 - 5 minutes
 101 Viewers watched for 5 - 10 minutes
 209 Viewers watched for 10 - 30 minutes
 107 Viewers watched for 30 - 60 minutes
 197 Viewers watched for 60+ minutes

700 Viewers watched 1 - 5 programs
 45 Viewers watched 5 - 10 programs
 30 Viewers watched 10+ programs

By Program

Program	View Time HH:MM	Viewers
LWVCandidatesNight3-4-2015	53:04	38
BOS_9-10-14	49:43	55
BOS_10-14-14	48:30	44
SPS_4-29-15	42:44	18
SPS_10_8_14	35:49	25
SPS_2-25-15	35:18	18
BOS_2-3-15	27:30	21
SPS_3_25_15	24:22	12
BOS_9_23_14	22:53	28
BOS_10-28-14	22:30	21
SPS_3_9_15	21:33	12
SHS_6_8_14Updated	19:45	24
BOS_1-13-15-Leightronix	16:24	13
BOS_6-9-15	16:02	17
BOS_7-22-14	15:29	16
SPS_6_25_14	15:06	17
BOS_3-10-15	15:02	19
BOS_2-24-15	14:58	16
BOS_4-6-15	14:45	11
BOS_12_1_14	13:55	17
TownForum_10-23-14	13:50	10
BOS_8-19-14	13:44	17
SPS_SchCom_5-20-15	13:13	15
SHS_10_5_14	12:55	16
BOS_4-28-15	12:53	15
BOS_11-18-14	12:28	15
BOS_1-28-15	12:24	20
ATM_5-6-15	12:21	14
BOS_5-26-15	12:00	11
SPS_2-11-15	11:57	9
SHS_2_2_14	11:36	14
FinCom_2-23-15	11:35	6
BOS_9-3-14_NEW	11:30	17
SPS_4-8-15	11:16	9
LSPopsMar13_2015	11:08	15
FINCOM_7_14_14	11:07	11
ATM_5-7-14	10:58	12

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BOS_10-7-14	10:22	8
Sudbury375_Fair	10:15	33
BOS_6-23-15	10:07	10
Open_Mtg_Law_Training_4-15-	9:52	9
BOS_7-8-14	9:41	15
SPS_6_3_15	8:57	11
BOS_3-24-15	8:45	14
LSSoftballvsWeston_5-8-15	8:30	7
ATM_5-11-15	8:28	9
CurtisMovingOn_FIX	8:20	14
SHS_3_2_14	8:13	14
FinCom_2-5-15	8:05	4
RailTrailForum_1-22-15_	8:00	8
ATM_5-4-15	7:54	7
STM_12-3-14	7:45	15
Sudbury375FieldDay	7:28	21
BOS_4-14-15_DVD	7:18	14
LSGVvsChelmsford_10_17_14	7:15	7
Fin_Com_4-6-15	7:14	6
LSSoccervsNewtonSouth	6:59	5
Listening_Project_5-3-15	6:40	5
SPS_7_9_14	6:23	10
CPC_12-17-14	6:22	9
FinCom_2-26-15	6:09	6
SHS_3_6_11	6:03	7
LSSchCom_10-7-14	5:49	13
FinCom_4-27-15	5:48	3
SHS_1_12_14	5:35	8
FinCom_9-15-14	5:31	8
SHS_2-1-15_Fixed	5:30	11
SPS_9_17_14	5:24	10
LWVCandidatesNight_8-25-14	5:16	11
LSGraduation_6_7_15	5:05	14
LSBV_vs_Lexington_4-13-15	5:05	8
LSEV_vs_Acton-Boxboro_4-23-	5:05	11
SPS_11_5_15	5:03	12
LSGVBvsLexington_9-26-14	5:00	7
STM_9-4-14	4:50	11
SPS_11-19-14	4:47	10
ATM-SP_5-5-15	4:43	5
SPS_12-17-14	4:43	10
FinCom_6_16_14	4:41	4
LSGSvsWestford_10_21_14	4:38	8
LSFacultyVarietyShow2014	4:33	6
SHS_5_6_12120511-134500	4:33	3
LS_Community_Sing_5-14-15	4:24	8
LSGSvsAB_9-30-14	4:10	5
LSWinterChoral_12-4-14	4:08	8
JointFC-CostCtrs_3-6-15	4:07	4
CPC_11-19-14	4:04	7
SHS_3-1-15	4:03	8
FinCom_11-17-14	4:02	6
AnnualTownMtg_5-5-14	3:59	7
SPS_SchCom_6-17-15	3:56	7
SHS_Cavicchio	3:56	6
SPS_10-22-14	3:55	10
BOS8_12_14	3:52	16
FinCom_2-12-15	3:50	3
MinutemanSC_10-14-14	3:42	5
ParkRec_8_25_14	3:41	3
FacultyVarietyShow2015	3:39	8
SPS_9_3_14	3:37	6
LSBLAXDivFinalvsBillerica	3:34	3
MAGenealogy_4_12_14	3:34	6
FinCom_10-6-14	3:28	6
LSJazzNight_3_26_15	3:23	7
SHS_Revolution_4-12-15	3:20	8
LSBBB_vs_WA_1_9_15	3:20	5
FARNWR_11_20_13	3:17	6
HistoricalSociety_TownCente	3:17	6
BOS_6-25-14	3:16	7
SHS_Smallpox_5-3-09	3:16	3
SHS_TiSales_6-12-11	3:15	5
BOS_5-20-14	3:14	5
BOS_5-13-15	3:11	7
LS_B_Rugby_vs_Arlington_4-1	3:10	7

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Instrumental_Spring_Concert	3:05	6
SPS_12_1_14	3:05	8
LentWkPt2_OLF3-16-15	3:04	11
LGBVsWestford_1-9-15	3:03	5
SHS_March_7_2010	3:01	5
LSGSvsWayland_9-9-14	2:58	5
SummerConcertFOB_7_7_14	2:55	5
SHS_10_6_13	2:54	4
LS_Cabaret_4-10-15_1429282033	2:53	6
LSBBvsCambridgeRL_1-2-15	2:52	7
LSGVBvsWeston_10_16_14	2:48	9
LSBLax_vs_Duxbury_5-18-15	2:48	7
FINCOM_10_20_1141021-193458	2:45	10
FinCom_2-4-15	2:45	5
SHS_6-7-15	2:44	3
FinCom_1-12-15-Leightronix	2:41	3
SHS_10_7_12	2:40	8
SPS_1_14_15	2:36	6
LSGSvsBostonLatin_9-15-14	2:36	4
SHS_Raymonds_6-7-09	2:35	11
LSBV_vs_Wayland_4-8-15	2:32	6
LSBBballvsWaltham_12-16-14	2:32	8
SHS_Rice_9-20-09	2:30	6
LentWkPt1_StAnselm3-15-15	2:27	11
LS_Hockey_LS_vs_CC	2:26	6
SHS_FrancisKoppeis	2:21	9
ParkRec_9_29_14	2:19	5
SHS_Monuments_5-4-14	2:18	9
LWV_RunningForOffice	2:17	8
SHS_3_13_13	2:16	5
SUMC_Caldwell_3-15-15	2:16	8
LSBHvsCentralCatholic_1-19-	2:14	4
LSGVBvsMilford_9-24-14	2:12	5
SHSGenealogy101_11_19_13	2:11	7
LSWinterInstrumental_12-11-	2:10	6
SHS2_3_13	2:07	3
SHS_Fairbanks_9-19-10	2:04	6
LWVCivicsBee2014	2:04	4
FinCom_3-16-15	2:04	3
LSJazzConcert_2_26_14	2:02	3
LSGraduation2014	2:00	6
FINCOM_12-16-14	2:00	6
LSGVB_vs_Westford	1:59	3
LSGVBvsCC_12_19_14	1:57	4
Curtis_Moving_On_2015	1:55	5
SPSSchCom_8-20-14	1:53	5
SrScene_VetLunch_11-5-14	1:53	3
LSBLax_vs_Con-Car_5-16-15	1:50	3
FinCom_2-24-15	1:50	3
LSvsBostonLatin	1:50	6
ParkRec_9-15-14	1:47	3
LSBH_vs_Peabody_12_23_14	1:47	7
FinCom_6-15-15	1:47	5
LSBV_vs_Wachusett_5-21-15	1:46	4
SHS_WaysideInnBoysSchool	1:45	5
AnnualTownMtg_5-6-14	1:45	6
LSBLax_vs_Duxbury_6-19-15	1:43	5
BOS_2-10-15_DVD	1:41	10
LSBV_vs_South_High_5-29-15	1:41	7
LSBV_vs_Milford_6-2-15	1:39	7
FARNWR_2_25_15	1:39	4
SHS_4_8_14	1:37	5
SHS_BabeRuth_6-1-08	1:33	5
LSSchCom_9-16-14	1:29	4
LSGVBvsNewtonSth_10-20-14	1:27	5
LSBRvsAndover_5-1-15	1:26	4
LSBLax_vs_Reading_6-9-15	1:26	4
SPS_4_30_14	1:25	3
LSGVB_vs_BostonLatin_1_15_1	1:23	5
LSBV_vs_Needham_6-16-15	1:19	5
PoliceStationGroundbreak_20	1:18	7
LSGVB_vs_Waltham	1:18	4
BOH_1-13-15_FIX	1:18	4
FARWR_LakeBoon	1:16	6
LS_Language_Declamation	1:16	3
LSBSvsWestford_9-22-14	1:13	4

Treasurer's Report for FY2014:**Income Statement**

Revenues	Year to Date
Grants	\$420,856.38
Program Service Revenue	591.00
Realized gain on Investment	9,822.18
Interest Income	3,628.45
Dividend Income	3,267.32
	<hr/>
Total Revenues	438,165.33
Cost of Sales	
Total Cost of Sales	0.00
	<hr/>
Gross Profit	438,165.33
	<hr/>
Expenses	
Accounting Expense	1,175.00
Advertising	281.50
Filings	85.00
Insurance	8,163.00
Internet/Web Expense	2,807.88
CableTV Expense	93.66
Leased Employees	168,404.51
Memberships & Subscriptions	305.68
Conference Fees	365.00
Minor Equipment - Comp/Office	810.09
Minor Equipment - Video	5,058.28
Minor Software	1,217.96
Independent contractor	29,318.98
Supplies - Computer/Office	878.89
Supplies - Video	551.92
Postage	459.77
Promotional Items	1,698.80
Rental Equipment	280.36
Repairs - Equipment	1,785.58
Sports Program Fees	75.00
Streaming costs	5,865.00
Telephone Expense	1,225.10
Training	120.00
Depreciation Expense	33,161.31
Other Expense	65.78
	<hr/>
Total Expenses	264,254.05
	<hr/>
Net Income	\$173,911.28

Note: One Town Payment (1/4 of total income) from FY 2014 was inadvertently delayed until FY 2015. This will skew year-to-year comparisons for FY 2013 thru FY2016.

Balance Sheet

ASSETS

Current Assets

DCU checking account	\$	887.06	
DCU savings account		141.96	
DCU money market		12,138.91	
DCU paypal account		0.20	
ING account		1.99	
Paypal account		57.01	
DCU LTD account		233,470.85	
DCU LTD savings account		5.46	
DCU LTD checking account		0.22	
RTN Savings		25.00	
RTN Checking		320,733.50	
Fidelity		409,208.86	
Total Current Assets			976,671.02

Property and Equipment

Furniture and Fixtures		1,723.98	
Equipment		219,278.80	
Capital Software		1,571.00	
Accum. Depreciation – Furniture		(1,513.78)	
Accum. Depreciation - Equipment		(167,532.33)	
Accum. Depreciation - Software		(1,571.00)	
Total Property and Equipment			51,956.67

Other Assets

Total Other Assets			0.00
Total Assets			\$ 1,028,627.69

LIABILITIES AND CAPITAL

Current Liabilities

Credit card payable	\$	1,615.28	
Total Current Liabilities			1,615.28

Long-Term Liabilities

Total Long-Term Liabilities			0.00
Total Liabilities			1,615.28

Capital

Retained Earnings		853,101.13	
Net Income		173,911.28	
Total Capital			1,027,012.41
Total Liabilities & Capital			\$ 1,028,627.69

FY 2015 Budget:

Category	FY 2015 Actual	FY 2016 Q3 2015	FY 2016 Q4 2015	FY 2016 Q1 2016	FY 2016 Q2 2016	Total Estimates	FY 2016 Budget
Accounting / Audit	1175	750	500			1250	1250
Advertising	282	175		175		350	350
BBS Newsfeed	945					0	0
Filings	85	125	15			140	140
Insurance	8163	4570	1110	1110	1110	7900	8000
Internet/Web Expense	2808	600	250	310	650	1810	1900
Cable TV Expense	94	27	27	27	27	108	110
Legal Fees	0	100	100	100	100	400	400
Leased Employees	168405	41500	50000	45000	51000	187500	187000
Memberships & Subscriptions	306		220	150	60	430	430
Conference Fees	365		300		150	450	450
Minor Equipment: Comp/Office	810	100	100	100	100	400	400
Minor Equipment: Video	5058	300	300	300	300	1200	1200
Minor Software	1218	0	0	0	0	0	0
Independent Contractors	29319	7000	8000	7500	7500	30000	30000
Supplies: Comp/Office	879	200	200	200	200	800	800
Supplies: Video	552	200	200	200	200	800	800
Postage	460	100	100	100	100	400	400
Promotional Items	1699					0	0
Props	0					0	0
Rental Equipment	280		125		175	300	300
Repairs	1786	200	200	200	200	800	800
Facility Repairs/Upgrades	0	0	0	0	0	0	0
Sports Program Fees	350		125	125	125	375	375
Streaming costs	4845	50	25	6000	25	6100	6100
Telephone	1225	340	340	340	340	1360	1400
Training	120	0	1300	120		1420	1500
Travel	0	25	25	25	25	100	100
Other	66	0	0	0	0	0	0
TOTALS	231295	56362	63562	62082	62387	244393	244205

Capital Equipment Replacement Plan:

Equipment Category	Year Acquired	Purchased Cost	Projected Year of Replacement	Projected Replacement Cost
Control Room Infrastructure	2004	0	2016	5K
Playback Server	2009	10K	2016	15K
Studio Cameras	2009	70K	2019	75K
Editing Systems (2)	2014	9K	2019	10K
Portable Cameras (6)	2010-2014	21K	2020	20K
Master Control Audio	2012	7K	2022	10K
Flynn - Silva Rm. Studio	2012	33K	2022	40K
Master Control Record	2013	4K	2023	5K
Portable Recorder	2014	2K	2024	2K
Portable Switcher	2014	16K	2024	15K
Town Hall Studio	2015	27K	2025	40K
Master Control Switcher/Graphics	2015	24K	2025	25K

SudburyTV Third Quarter 2014 Report

July 1, 2014 to September 30, 2014

By
Lynn M. Puorro

Submitted to
Sudbury Access Corporation
Board of Directors
November 2014

Attachment2.a: SAC_FY2015 report (1441 : SudburyTV Annual Meeting with BOS)

1) Studio Operations

The studio is staffed on an as needed basis. The regular hours are 10am to 6pm Monday through Friday, and some evenings until 9pm depending on the studio schedule each week. Contact information and studio hours are posted on the studio door.

During the third quarter, coverage was provided for the following:

Meetings:

- Sudbury Selectmen Meetings on July 8 and 22, August 12 and 19, and September 3, 10, and 23 were covered by staff.
- Sudbury Special Town Meeting on September 4 was covered by staff and volunteers.
- Sudbury Finance Committee meetings on July 14, and September 15 were covered by staff.
- Sudbury Public Schools School Committee Meetings on July 9, August 20, and September 3 and 17.
- Sudbury Park and Recreation Commission Meetings on August 25, and September 15 and 29.

Staff Covered Events:

- Sudbury July 4th Parade.
- Sudbury Summer Concert Series held at Haskell Field on July 7, 14, 21, and 28, and August 4.
- The Artist's Creative Process, 4 part series presented by the Goodnow Library, third part taped on September 10.
- Sudbury Senior Scene Events:
 - Statue of Liberty Talk on July 15
 - Skin Cancer Prevention on July 23
 - Pianist Todd Theriault on September 10
 - The Art of Flamenco on September 15
 - Health Talk: The Flu and You on September 16
 - Medicare Open Enrollment on September 25
- Sudbury 375th Event: Olde Time Community Fair on August 23.
- Sudbury 375th Event: Field Day on September 6.
- Colonial Fair and Muster of Fyfe and Drums, held at the Wayside Inn on September 27.

2) Lincoln-Sudbury Activities

Staff covered meetings included:

- Lincoln-Sudbury School Committee meetings of July 9 and 31, and September 16 and 30.

Staff Covered Events:

- Successfully Parenting Athletes, presentation by the LS Athletic Department held on September 17.

Staff Covered Sports:

- LS Girls Soccer on September 9, 15, 17, and 30.
- LS Boys Soccer on September 22.
- LS Girls Volleyball on September 17, 24, 26, and 29.
- LS Football on September 19.

3) Outreach Services

- Attended regular meetings for the 13th Annual HOPEsudbury Telethon.
- Met with the Sudbury Park and Recreation Staff to discuss creating PSAs for Park and Rec Programs.

4) Training

- There were no training sessions held during the third quarter.

5) Infrastructure Improvements

- Working with Comcast, activated the Sudbury Senior Center I-Net drop so that SudburyTV can carry SPS School Committee Meetings Live on the Educational Channel.

6) Programming:

The following details the number of first run and repeat programs aired during the quarter, as well as the total number of hours of programming that were aired between July and September on SudburyTV and the Educational Channel.

SudburyTV Public Access Channel 8/31

Of the 103 first run programs and 95 first run hours that aired this quarter, 34 and 58 respectively were produced in Sudbury. Those 34 programs included meetings, events, and series.

Weekly Totals	SudburyTV					
	# of First Run Programs	First Run Hours	# of Repeat Programs	Repeat Hours	Total # of Programs	Total Hours
6/30/14	6	4.5	56	58.5	62	63
7/7/14	10	10	44	54	54	64
7/14/14	9	9.5	48	52	57	61.5
7/21/14	7	8.5	49	48.5	56	57
7/28/14	6	3.5	51	51.5	57	55
8/4/14	12	7.5	45	39.5	57	47
8/11/14	9	7.5	48	47	57	54.5
8/18/14	1	4.5	57	58.5	58	63
8/25/14	7	5.5	51	57.5	58	63
9/1/14	10	9	39	47.5	49	56.5
9/8/14	9	8	44	48.5	53	56.5
9/15/14	10	12	53	55.5	63	67.5
9/22/14	7	5	56	57.5	63	62.5
Quarterly Totals	# of First Run Programs	First Run Hours	# of Repeat Programs	Repeat Hours	Total # of Programs	Total Hours
	103	95	641	676	744	771

Educational Channel 9/32

Of the 45 first run programs and 50 first run hours that aired this quarter, 18 and 31 respectively were produced in Sudbury. Those 18 programs included meetings, events, and sports.

Weekly Totals	Educational Channel					
	# of First Run Programs	First Run Hours	# of Repeat Programs	Repeat Hours	Total # of Programs	Total Hours
6/30/14	2	5	36	51	38	56
7/7/14	3	2.5	35	55	38	57.5
7/14/14	5	4.5	35	47	40	51.5
7/21/14	1	0.5	39	51	40	51.5
7/28/14	2	1	38	50.5	40	51.5
8/4/14	4	3.5	34	47	38	50.5
8/11/14	2	1	36	49.5	38	50.5
8/18/14	1	2	37	48.5	38	50.5
8/25/14	1	0.5	36	49.5	37	50
9/1/14	3	2	34	47	37	49
9/8/14	5	5.5	29	37.5	34	43
9/15/14	7	11	29	33	36	44
9/22/14	9	11	29	39.5	38	50.5
Quarterly Totals	# of First Run Programs	First Run Hours	# of Repeat Programs	Repeat Hours	Total # of Programs	Total Hours
	45	50	447	606	492	656

7) Capital Equipment Recommendations:

Future capital purchases include new editing computers to replace the now obsolete Mac G5 editing system which is 9 years old.

8) Upcoming Events for the 4th Quarter of 2014:

LS Sports are now in full swing, coverage includes girls and boys soccer, girls volleyball, and football. The 13th Annual HOPEsudbury Telethon will be held on November 1st. Tune in for the conclusion of the 4 part series on the artist's creative process as well as the annual League of Women Voters Healthcare Forum.

SudburyTV
Fourth Quarter 2014 Report
October 1, 2014 to December 31, 2014

By
Lynn M. Puorro

Submitted to
Sudbury Access Corporation
Board of Directors
February 2015

1) Studio Operations

The studio is staffed on an as needed basis. The regular hours are 10am to 6pm Monday through Friday, and some evenings until 9pm depending on the studio schedule each week. Contact information and studio hours are posted on the studio door.

During the fourth quarter, coverage was provided for the following:

Meetings:

- Sudbury Selectmen Meetings on October 7, 14, and 28, November 12 and 18, and December 11 were covered by staff.
- Sudbury Special Town Meeting on December 3 was covered by staff and volunteers.
- Sudbury Finance Committee meetings on October 6 and 20, November 17, and December 15 were covered by staff.
- Sudbury Public Schools School Committee Meetings on October 8 and 22, November 5 and 19, and December 1 and 17.
- Sudbury Park and Recreation Commission Meetings on October 20.
- Community Preservation Committee Hearings on November 19 and December 17 were covered by staff.
- Sudbury Town Forum held at Town Hall on October 23.

Staff Covered Events:

- Sudbury Historical Society programs on October 5 and November 9.
- Musicians of the Old Post Road concert on October 24.
- Hosmer House Tour taped on October 27.
- SPS Kindergarten Forum Taped on October 27.
- The Artist's Creative Process, 4 part series presented by the Goodnow Library, fourth part taped October 8.
- Hosmer House Holiday Tour taped on December 2.
- Sudbury Senior Scene Events:
 - Veterans Appreciation Luncheon on November 5
 - Soup's On: Vision Changes on November 13

Staff and Volunteered Covered Events:

- HOPEsudbury Telethon held on November 1st.
- Our Lady of Fatima Nativity Pageant taped on December 14 and 15.

Volunteered Covered Events:

- Sudbury League of Women voters Healthcare Forum held at Goodnow Library on November 2
- Annual Messiah Sing taped on December 7.
- The Sudbury Bell Ringers Concert taped on December 19.

2) Lincoln-Sudbury Activities

Staff covered meetings included:

- Lincoln-Sudbury School Committee meetings of October 7 and 22, November 4 and 18, and December 2.

Staff and Volunteered Covered Events:

- LS Winter Choral Concert on December 4.
- LS Winter Instrumental Concert on December 11.

Staff Covered Sports:

- LS Girls Soccer on October 2, 16, and 21, and Tournament games on November 3 and 6.
- LS Boys Soccer on October 6, 10, 14, and 28, and tournament game on November 2.
- LS Girls Volleyball on October 1, 9, 16, 17, 20, and 27, and tournament games on November 4 and 6.
- LS Football on October 2, 10, and 17.
- LS Girls Hockey on December 13, 20, 30, and 31.
- LS Boys Hockey on December 13, 23, and 29.
- LS Girls Basketball on December 19.
- LS Boys Basketball on December 16.

3) Outreach Services

- Attended regular meetings for the 13th Annual HOPEsudbury Telethon.
- Working with Sudbury Lincoln CRANE (Community Resource Awareness Network) to produce more informational videos about youth and family support services available in the Sudbury and Lincoln communities.

4) Training

- There were no training sessions held during the fourth quarter.

5) Infrastructure Improvements

- None

6) Programming:

The following details the number of first run and repeat programs aired during the quarter, as well as the total number of hours of programming that were aired between October and December on SudburyTV and the Educational Channel.

SudburyTV Public Access Channel 8/31

Of the 94 first run programs and 108 first run hours that aired this quarter, 38 and 76.5 respectively were produced in Sudbury. Those 38 programs included meetings, events, and series.

Weekly Totals	SudburyTV					
	# of First Run Programs	First Run Hours	# of Repeat Programs	Repeat Hours	Total # of Programs	Total Hours
9/29/14	6	6	57	49.5	63	55.5
10/6/14	12	12	49	48.5	61	60.5
10/13/14	3	5.5	59	58.5	62	64
10/20/14	12	13.5	45	47	57	60.5
10/27/14	6	17.5	43	46.5	49	64
11/3/14	4	2	48	50.5	52	52.5
11/10/14	10	7.5	44	46.5	54	54
11/17/14	9	11	54	49.5	63	60.5
11/24/14	3	4.5	61	64.5	64	69
12/1/14	9	7	54	61	63	68
12/8/14	7	6.5	51	56	58	62.5
12/15/14	6	3.5	50	49.5	56	53
12/22/14	7	11.5	64	67	71	78.5
Quarterly Totals	# of First Run Programs	First Run Hours	# of Repeat Programs	Repeat Hours	Total # of Programs	Total Hours
	94	108	679	694.5	773	802.5

Educational Channel 9/32

Of the 74 first run programs and 97.5 first run hours that aired this quarter, 41 and 76 respectively were produced in Sudbury. Those 41 programs included meetings, events, and sports.

Weekly Totals	Educational Channel					
	# of First Run Programs	First Run Hours	# of Repeat Programs	Repeat Hours	Total # of Programs	Total Hours
9/29/14	5	6	34	46	39	52
10/6/14	9	13	29	41.5	38	54.5
10/13/14	2	3	36	52.5	38	55.5
10/20/14	10	14.5	28	41	38	55.5
10/27/14	6	7.5	28	42	34	49.5
11/3/14	5	9	33	44	38	53
11/10/14	8	9	26	38.5	34	47.5
11/17/14	5	8	29	43.5	34	51.5
11/24/14	4	5	20	30	24	35
12/1/14	7	7.5	21	29	28	36.5
12/8/14	3	2	29	35	32	37
12/15/14	3	3.5	28	32	31	35.5
12/22/14	7	9.5	31	39.5	38	49
Quarterly Totals	# of First Run Programs	First Run Hours	# of Repeat Programs	Repeat Hours	Total # of Programs	Total Hours
	74	97.5	372	514.5	446	612

7) Capital Equipment Recommendations:

Complete the upgrade of the equipment in the Town Hall System, including cameras, switcher, and graphics system.

8) Upcoming Events for the 1st Quarter of 2015:

The first quarter is filled with annual budget meetings and election programming. Also watch for the remainder of the winter sports season, more Sudbury Historical Society programs, and LS Concerts.

SudburyTV
First Quarter 2015 Report
January 1, 2015 to March 31, 2015

By
Lynn M. Puorro

Submitted to
Sudbury Access Corporation
Board of Directors
May 2015

1) Studio Operations

The studio is staffed on an as needed basis. The regular hours are 10am to 6pm Monday through Friday, and some evenings until 9pm depending on the studio schedule each week. Contact information and studio hours are posted on the studio door.

During the first quarter, coverage was provided for the following:

Meetings:

- Sudbury Selectmen Meetings on January 13 and 28, February 3, 10, and 24, and March 10 and 24 were covered by staff
- Sudbury Finance Committee regular meetings on January 12 and March 16, in addition to Annual Budget Hearings on February 4, 5, 12, 23, 24, and 26, and March 6, 9, and 10 were covered by staff
- Sudbury Public Schools School Committee Meetings on January 14, February 11 and 25, and March 9 and 25
- Sudbury Park and Recreation Commission Meeting on January 12
- Sudbury Board of Health meeting on January 13
- Sudbury Planning Board Public Hearing on March 25
- Rail Trail Public Forum held at Town Hall on January 22
- Fairbanks Community Center Public Forum held at the Grange Hall on March 26

Staff Covered Events:

- Sudbury Historical Society programs on February 1 and March 1
- SEPAC presentation held at the Grange Hall on March 19
- Sudbury Little League First Aid and Safety Presentation held in the LS Lecture Hall on March 24
- Sudbury Senior Scene Events:
 - Soup's On: Vision Changes on January 15
 - Storyteller, Davis Bates on January 21
 - Soup's On: Learn About MREs on March 12
 - Spring Music Series: Cellist, Cora Swenson Lee on March 13

Staff and Volunteered Covered Events:

- Sudbury League of Women Voters Candidates' Night held at LS on March 4

Volunteered Covered Events:

- Friends of Assabet River National Wildlife Refuge Monthly Meetings on February 25 and March 25
- Sudbury United Methodist Church Service featuring Special Guest Rev. Gilbert H. Caldwell on March 15
- Lenten Mission Week Services featuring Guest Speaker Mother Olga of the Sacred Heart held at Saint Anselm Parish on March 15, Our Lady of Fatima Parish on March 16, and Saint Bridget Parish on March 17

2) Lincoln-Sudbury Activities

Staff covered meetings included:

- Lincoln-Sudbury School Committee meetings of January 6 and 20, February 3 and 10, and March 5 and 17

Staff Covered Events:

- LS Select Ensemble Showcase on January 15
- LS World Language Declamation on March 19

Staff and Volunteered Covered Events:

- LS Pops Concert on March 12
- LS Jazz Night on March 26

Staff Covered Sports:

- LS Boys Basketball games on January 2, 9, and 29, February 10 and 19
- LS Girls Basketball games on January 9, 13, and 15, and February 3
- LS Boys Hockey on January 3, 14, 19, and 21, and February 4
- LS Girls Hockey on January 7, 17, and 21

3) Outreach Services

- Held studio Tours for Sudbury Cub Scout groups this quarter.
- Met with one Lincoln couple who have an interest in producing a program.

4) Training

- Trained 3 individuals on Field Cameras and 1 individual on Studio and Field Cameras in the first quarter.

5) Infrastructure Improvements

- Replaced the obsolete CRT monitors in the Town Hall System with modern LCD monitors and added a Multi-view device used to display each of the camera, graphics, and computer inputs on a single monitor.

6) Programming:

The following details the number of first run and repeat programs aired during the quarter, as well as the total number of hours of programming that were aired between January and March on SudburyTV and the Educational Channel.

SudburyTV Public Access Channel 8/31

Of the 76 first run programs and 95 first run hours that aired this quarter, 31 and 72 respectively were produced in Sudbury. Those 31 programs included meetings, events, and series.

Weekly Totals	SudburyTV					
	# of First Run Programs	First Run Hours	# of Repeat Programs	Repeat Hours	Total # of Programs	Total Hours
12/29/14	0	0	71	78.5	71	78.5
1/5/15	6	3	54	57	60	60
1/12/15	1	3.5	59	56.5	60	60
1/19/15	10	11	40	48.5	50	59.5
1/26/15	4	3.5	51	64.5	55	68
2/2/15	10	13	34	42	44	55
2/9/15	6	8	42	50.5	48	58.5
2/16/15	5	4.5	45	55.5	50	60
2/23/15	7	14	39	50	46	64
3/2/15	5	4.5	40	58	45	62.5
3/9/15	9	13	45	49.5	54	62.5
3/16/15	6	4	49	61.5	55	65.5
3/23/15	7	13	46	58.5	53	71.5
Quarterly Totals	# of First Run Programs	First Run Hours	# of Repeat Programs	Repeat Hours	Total # of Programs	Total Hours
	76	95	615	730.5	691	825.5

Educational Channel 9/32

Of the 70 first run programs and 103 first run hours that aired this quarter, 37 and 66 respectively were produced in Sudbury. Those 37 programs included meetings, events, and sports.

Weekly Totals	Educational Channel					
	# of First Run Programs	First Run Hours	# of Repeat Programs	Repeat Hours	Total # of Programs	Total Hours
12/29/14	0	0	38	49	38	49
1/5/15	10	16	29	41.5	39	57.5
1/12/15	3	5.5	36	51.5	39	57
1/19/15	10	16	27	37.5	37	53.5
1/26/15	6	8	30	43.5	36	51.5
2/2/15	10	14	26	32.5	36	46.5
2/9/15	7	11	27	33	34	44
2/16/15	3	2.5	30	37.5	33	40
2/23/15	5	5.5	31	41	36	46.5
3/2/15	5	8	20	28.5	25	36.5
3/9/15	4	8	23	33.5	27	41.5
3/16/15	4	4.5	24	39.5	28	44
3/23/15	3	4	32	47.5	35	51.5
Quarterly Totals	# of First Run Programs	First Run Hours	# of Repeat Programs	Repeat Hours	Total # of Programs	Total Hours
	70	103	373	516	443	619

7) Capital Equipment Recommendations:

Complete the upgrade of the equipment in the Town Hall System, including cameras, switcher, and graphics system.

8) Upcoming Events for the 2nd Quarter of 2015:

The spring sports season is underway. In addition to the usual lacrosse and volleyball games watch for special coverage of an LS Softball game and an LS Baseball game this spring. Tune in to watch the final LS Music concerts of the school year as well as the LS Scholarship and Awards ceremonies, LS Graduation and the Curtis Moving On Ceremony. We are also gearing up for Sudbury's Annual Town Meeting which is held at the beginning of May.

SudburyTV
Second Quarter 2015 Report
April 1, 2015 to June 30, 2015

By
Lynn M. Puorro

Submitted to
Sudbury Access Corporation
Board of Directors
September 2015

1) Studio Operations

The studio is staffed on an as needed basis. The regular hours are 10am to 6pm Monday through Friday, and some evenings until 9pm depending on the studio schedule each week. Contact information and studio hours are posted on the studio door.

During the second quarter, coverage was provided for the following:

Meetings:

- Sudbury Selectmen Meetings on April 7, 14, and 28, May 13 and 26, and June 9, 17, and 23 were covered by staff.
- Sudbury Annual Town Meeting on May 4, 5, 6, and 11. These meetings were covered by staff and volunteers.
- Sudbury Finance Committee meetings on April 6 and 27, and June 15 were covered by staff.
- Sudbury Public Schools School Committee Meetings on April 8 and 29, May 20, and June 3 and 17.
- Budget Strategies Task Force Meeting on June 22.

Staff Covered Events:

- Sudbury Historical Society Inc. programs held at Town Hall on April 12, and June 7.
- Open Meeting Law Training held at Lincoln-Sudbury High School for all town elected officials on April 15.
- Sudbury Memorial Day Parade held on May 25.
- Walking Tour Concert held at the Nobscot Scout Reservation on June 18.
- Nepal Benefit Concert held at Lincoln-Sudbury High School on June 19.
- Curtis Middle School 8th Grade Moving-On Ceremony, multi-camera live coverage from Curtis Middle School on June 24.
- Sudbury Senior Scene Events:
 - Spring Music Series, Pianist Ariel Nathanson on April 9.
 - Organic Gardening on April 14
 - Alzheimer's Series Part 1 on May 7
 - Total Joint Replacement on June 9
 - Alzheimer's Series Part 2 on June 11
 - Means Tested Senior Tax Exemption Information on June 11
 - Easy Transitions: Downsizing and Selling on June 18

Volunteer Covered Events:

- Friends of Assabet River National Wildlife Refuge monthly programs taped at the Assabet River NWR Headquarters on April 22, May 27, and June 24.

2) Lincoln-Sudbury Activities

Staff covered meetings included:

- Lincoln-Sudbury School Committee meetings of April 14, May 12, and June 3 and 16.

Staff Covered Events:

- FELS (Foundation for Educators at Lincoln-Sudbury) Presentation held on April 1.
- LS Cabaret Concert on April 10.
- LS Class of 2015 Scholarship Awards Ceremony held on June 2.

Staff Covered Sports:

- LS Boys Lacrosse games on April 14, May 5, 14, 16, and 18, and MIAA Tournament games on June 4, 9, 13, and 19.
- LS Girls Lacrosse games on April 27, May 12, and MIAA Tournament games on June 1 and 11.
- LS Boys Volleyball games on April 8, 13, and 23, May 20 and 21, and MIAA Tournament games on May 29, and June 2, 5, 11, and 16.
- LS Boys Rugby game on April 10 and May 1.
- LS Girls Softball game on May 8.
- LS Boys Baseball game on May 15.

Staff and Volunteer Events:

- LS Faculty and Staff Variety Show held on May 2.
- LS Spring Instrumental Concert held on May 21.
- LS Spring Choral Concert and Community Sing held on May 14.
- LS Class of 2015 Graduation Ceremony held on June 7.

Volunteer Events:

- LS 2nd Annual Asian Festival on April 11.

3) Outreach Services

- Attended the Mass Access Spring Conference Held at the National Basketball Hall of Fame in Springfield, MA.
- Assisted the Sudbury Historical Society with a Dress Rehearsal of one of their monthly programs.
- Offered a tour of the studio to a local Cub Scout Den.
- Attended the Integrated Solutions Group (formerly the Camera Company) Annual Video Show held at the Holiday Inn in Dedham, MA.
- Attended the Kick Off meeting for the 14th Annual HOPEsudbury Telethon.

4) Training

- Trained one student on the Remote Camera Set-up.

5) Infrastructure Improvements

- Completed the upgrade of the video system in our Town Hall Control Room with HD cameras, switcher, and recording equipment, improving the quality of the video and audio signals and the quality and reliability of the recordings.

6) Programming:

The following details the number of first run and repeat programs aired during the quarter, as well as the total number of hours of programming that were aired between April and June on SudburyTV and the Educational Channel.

SudburyTV Public Access Channel 8/31

Of the 105 first run programs and 113.5 first run hours that aired this quarter, 34 and 72 respectively were produced in Sudbury. Those 34 programs included meetings, events, and series.

Weekly Totals	SudburyTV					
	# of First Run Programs	First Run Hours	# of Repeat Programs	Repeat Hours	Total # of Programs	Total Hours
3/30/15	5	6	51	64	56	70
4/6/15	8	11	45	60.5	53	71.5
4/13/15	9	9	49	65	58	74
4/20/15	10	8	52	67.5	62	75.5
4/27/15	8	10.5	51	59.5	59	70
5/4/15	12	16.5	40	49.5	52	66
5/11/15	8	11.5	46	53	54	64.5
5/18/15	8	5	52	58.5	60	63.5
5/25/15	7	7.5	53	59	60	66.5
6/1/15	9	6	52	60.5	61	66.5
6/8/15	7	8	56	55.5	63	63.5
6/15/15	8	7.5	51	60	59	67.5
6/22/15	6	7	51	59.5	57	66.5
Quarterly Totals	# of First Run Programs	First Run Hours	# of Repeat Programs	Repeat Hours	Total # of Programs	Total Hours
	105	113.5	649	772	754	885.5

Educational Channel 9/32

Of the 78 first run programs and 110.5 first run hours that aired this quarter, 45 and 81.5 respectively were produced in Sudbury. Those 45 programs included meetings, events, and sports.

Educational Channel						
Weekly Totals	# of First Run Programs	First Run Hours	# of Repeat Programs	Repeat Hours	Total # of Programs	Total Hours
3/30/15	4	8.5	32	47.5	36	56
4/6/15	3	3.5	33	51.5	36	55
4/13/15	9	10.5	30	44.5	39	55
4/20/15	6	9	35	50	41	59
4/27/15	5	7.5	36	53.5	41	61
5/4/15	5	4.5	34	54.5	39	59
5/11/15	8	10.5	31	50	39	60.5
5/18/15	6	9	29	46.5	35	55.5
5/25/15	6	9	32	50.5	38	59.5
6/1/15	9	12	25	38.5	34	50.5
6/8/15	9	12	29	47	38	59
6/15/15	7	12.5	30	48	37	60.5
6/22/15	1	2	36	63	37	65
Quarterly Totals	# of First Run Programs	First Run Hours	# of Repeat Programs	Repeat Hours	Total # of Programs	Total Hours
	78	110.5	412	645	490	755.5

FY15 Programming TotalsSudburyTV Public Access Channel 8/31

FY15 Annual Totals	# of First Run Programs	First Run Hours	SudburyTV Hours				Sudbury # of First Run Programs	Sudbury First Run Hours
			# of Repeat Programs	Repeat Hours	Total # of Programs	Total Hours		
Q3 2014	103	95	641	676	744	771	34	58
Q4 2014	94	108	679	694.5	773	802.5	38	76.5
Q1 2015	76	95	615	730.5	691	825.5	31	72
Q2 2015	105	113.5	649	772	754	885.5	34	72
Total	378	411.5	2584	2873	2962	3284.5	137	278.5

Educational Channel 9/32

FY15 Annual Totals	# of First Run Programs	First Run Hours	Educational Channel Hours				Sudbury # of First Run Programs	Sudbury First Run Hours
			# of Repeat Programs	Repeat Hours	Total # of Programs	Total Hours		
Q3 2014	45	50	447	606	492	656	18	31
Q4 2014	74	97.5	372	514.5	446	612	41	76
Q1 2015	70	103	373	516	443	619	37	66
Q2 2015	78	110.5	412	645	490	755.5	45	81.5
Total	267	361	1604	2281.5	1871	2642.5	141	254.5

7) Capital Equipment Recommendations:

After completion of the Town Hall system upgrade I will be working on a Capital Equipment Replacement Plan which will be used to guide capital purchases over the next 5 plus years.

8) Upcoming Events for the 3rd Quarter of 2015:

We are again covering the Sudbury Summer Concert Series in July and August as well as Sudbury's annual July 4th Parade. Also watch for LS sports to start back up in September.

SUDBURY ACCESS CORPORATION
REVIEWED FINANCIAL STATEMENTS
FOR THE YEARS ENDED JUNE 30, 2015 AND 2014
(WITH INDEPENDENT ACCOUNTANTS' REPORT THEREON)

SUDBURY ACCESS CORPORATION
REVIEWED FINANCIAL STATEMENTS
FOR THE YEARS ENDED JUNE 30, 2015 AND 2014

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Bruce D. Norling, CPA, P.C.

INDEPENDENT ACCOUNTANTS' REVIEW REPORT

The Board of Directors
Sudbury Access Corporation
Sudbury, MA 01776

We have reviewed the accompanying Statements of Assets, Liabilities, and Net Assets – Modified Cash Basis of Sudbury Access Corporation (a nonprofit organization) as of June 30, 2015 and 2014 and the related Statements of Revenues, Expenses and Changes in Net Assets – Modified Cash Basis for the years then ended. A review includes primarily applying analytical procedures to management's financial data and making inquiries of Organization management. A review is substantially less in scope than an audit, the objective of which is the expression of an opinion regarding the financial statements as a whole. Accordingly, we do not express such an opinion.

Management is responsible for the preparation and fair presentation of the financial statements in accordance with the modified cash basis of accounting and for designing, implementing, and maintaining internal control relevant to the preparation and fair presentation of the financial statements.

Our responsibility is to conduct the review in accordance with Statements on Standards for Accounting and Review Services issued by the American Institute of Certified Public Accountants. Those standards require us to perform procedures to obtain limited assurance that there are no material modifications that should be made to the financial statements. We believe that the results of our procedures provide a reasonable basis for our report.

Based on our review, we are not aware of any material modifications that should be made to the accompanying financial statements in order for them to be in conformity with the modified cash basis of accounting, as described in Note 2.

Bruce D. Norling, CPA, P.C.

September 16, 2015

SUDBURY ACCESS CORPORATION
STATEMENTS OF ASSETS, LIABILITIES, AND NET ASSETS - MODIFIED CASH BASIS
JUNE 30, 2015 AND 2014

	2015	2014
ASSETS		
CURRENT ASSETS		
Cash and Cash Equivalents	\$ 567,462	\$ 556,560
Investments	409,209	236,119
Total Current Assets	976,671	792,679
FIXED ASSETS		
Equipment and Fixtures	221,003	198,500
Less: Accumulated Depreciation	(169,046)	(135,885)
Property and Equipment, Net	51,957	62,615
INTANGIBLE ASSETS		
Software	1,571	1,571
Less: Accumulated Amortization	(1,571)	(1,571)
Intangible Assets, Net	-	-
TOTAL ASSETS	\$ 1,028,628	\$ 855,294
LIABILITIES AND NET ASSETS		
CURRENT LIABILITIES		
Accounts Payable	1,616	2,193
Total Current Liabilities	1,616	2,193
NET ASSETS		
Unrestricted Net Assets	1,027,012	853,101
TOTAL LIABILITIES AND NET ASSETS	\$ 1,028,628	\$ 855,294

Attachment 2.b: SAC Auditor Report 063015 (1441 : SudburyTV Annual Meeting with BOS)

See Accompanying Independent Accountants' Review Report and Notes to the Financial Statements.

SUDBURY ACCESS CORPORATION
STATEMENTS OF REVENUES, EXPENSES, AND CHANGES
IN NET ASSETS - MODIFIED CASH BASIS
FOR THE YEARS ENDED JUNE 30, 2015 AND 2014

	<u>2015</u>	<u>2014</u>
REVENUES		
Grants	\$ 420,856	\$ 241,529
Program Service Revenue	591	555
Dividend Income	3,267	2,304
Interest Income	3,628	4,005
Realized Gain on Investments	9,822	8,715
	<hr/>	<hr/>
Total Revenues	438,164	257,108
	<hr/>	<hr/>
EXPENSES		
Leased Employees	168,405	171,189
Depreciation Expense	33,161	32,397
Insurance	8,163	7,736
Internet/Web Expense	8,767	7,665
Independent Contractor	29,319	16,216
Repairs	1,786	4,559
Supplies - Video	552	832
Minor Equipment - Comp/Office	1,090	1,314
Minor Equipment - Video	5,058	3,346
Minor Software	1,218	-
Accounting Expense	1,175	1,103
Programming Purchased	-	945
Telephone Expense	1,225	799
Supplies - Computer/Office	879	908
Amortization Expense	-	262
Membership and Subscriptions	381	482
Advertising	1,981	990
Conferences & Meetings	365	705
Postage	460	564
Filings	85	140
Other Expense	63	113
Training Expense	120	-
	<hr/>	<hr/>
Total Expenses	264,253	252,265
	<hr/>	<hr/>
CHANGES IN NET ASSETS	173,911	4,843
	<hr/>	<hr/>
NET ASSETS, Beginning of Year	853,101	848,258
	<hr/>	<hr/>
NET ASSETS, End of Year	<u>\$ 1,027,012</u>	<u>\$ 853,101</u>

See Accompanying Independent Accountants' Review Report and Notes to the Financial Statements.

**SUDBURY ACCESS CORPORATION
NOTES TO FINANCIAL STATEMENTS
FOR THE YEARS ENDED JUNE 30, 2015 AND 2014**

1. Organization

Sudbury Access Corporation (SAC), based in Sudbury, Massachusetts, is a non-profit organization formed on July 17, 2008, for the primary purpose of producing public, educational and governmental (“PEG”) access programming for the residents and organizations of Sudbury, Massachusetts and funding Sudbury residents and organizations for the production and cablecasting of PEG access programming.

SAC is a not-for-profit organization that is exempt from income taxes under Section 501(c) (3) of the Internal Revenue Code and classified by the Internal Revenue Service as other than a private foundation. SAC’s programs are funded primarily by grants and program fees.

SAC’s programming includes coverage of Sudbury’s Board of Selectmen’s meetings, annual Town Meeting, other governmental meetings, public hearings and other Sudbury events. SAC also covers various school events, high school sports and the annual telethon for HopeSudbury Foundation, which raises money for worthwhile local causes.

SAC operates two studios, one of which is located within Lincoln Sudbury Regional High School (“LSRHS”), and the other at Sudbury Town Hall. SAC provides volunteer opportunities for Sudbury residents, students and organizations to produce programming content that benefits the community. SAC provides access to production and post-production equipment and facilities, and technical assistance, to all interested residents of the Town. SAC also conducts periodic training programs.

2. Summary of Significant Accounting Policies

The significant accounting policies followed are described below to enhance the usefulness of the financial statements to the reader.

Basis of Accounting

The accompanying financial statements have been prepared on the modified cash basis of accounting, which is a comprehensive basis of accounting other than generally accepted accounting principles (GAAP). This basis of accounting differs from GAAP by recognizing revenues when payment is received and expenses when paid. Investments are recorded on a cost basis rather than at fair value. It also allows the capitalization and depreciation of fixed assets, and the creation of certain liabilities.

**SUDBURY ACCESS CORPORATION
NOTES TO FINANCIAL STATEMENTS
FOR THE YEARS ENDED JUNE 30, 2015 AND 2014**

Cash and Cash Equivalents

Cash and cash equivalents consist of cash and all highly liquid investments with a maturity of three months or less.

Investments

Investments are reported at cost.

Use of Estimates

The preparation of financial statements in conformity with a comprehensive basis of accounting other than GAAP requires management to make estimates and assumptions that affect the reported amounts and disclosures of certain assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

Property and Equipment

Assets with a useful life of more than one year are capitalized and depreciated. Equipment is stated at cost and is depreciated using the double declining balance method with the half year convention using a five year life. Fixtures are stated at cost and are depreciated using double declining balance method with the half year convention using a seven year life. All repairs are charged to operations when paid.

Intangible Assets

Software is stated at cost and is amortized using the straight line method over a thirty-six month life.

Advertising

SAC charges advertising costs to operations when paid.

3. Cash

SAC maintains accounts at federal credit unions which are covered by the National Credit Union Share Insurance Fund (NCUSIF) up to \$250,000 and by the Massachusetts Share Insurance Fund (MSIC) for balances in excess of \$250,000.

**SUDBURY ACCESS CORPORATION
NOTES TO FINANCIAL STATEMENTS
FOR THE YEARS ENDED JUNE 30, 2015 AND 2014**

4. Investments

The fair values of investments are estimated based on their quoted market values for each specific investment. The cost and fair value of investments are as follows:

	<u>Fair Value</u>	<u>Cost</u>
Equity Mutual Funds	\$ 458,180	\$ 409,209
Total Investments	\$ 458,180	\$ 409,209

5. Leased Employees

SAC uses a professional employer organization (“PEO”) to pay salary and benefits to its operational employees.

6. Contract

SAC holds a multi-year contract ending November 15, 2017 with the Town of Sudbury to produce public, educational and governmental (“PEG”) programming. In return, SAC has title to equipment previously owned by the cable companies and the Town provides financial support of at least 95% of the PEG access funding the Town receives from cable companies who provide services in the Town.

7. Concentration of Market Risk

SAC relies significantly on its contract with the Town of Sudbury (grant revenue) to support its operations. In turn, the Town relies on funds from COMCAST and Verizon to support PEG programming. The Cable companies are required by contract to disburse 4.25% of Gross Annual Revenues plus specific capital amounts to the Town. The COMCAST license expires in 2020, the Verizon license expires in 2022. Should revenue available from Comcast and/or Verizon to the Town of Sudbury decrease significantly, this may adversely impact SAC financially and result in reducing costs and/or programs.

8. Subsequent Events

SAC did not have any recognized or nonrecognized subsequent events after June 30, 2015, the date of the statement of financial position. Subsequent events have been evaluated through September 16, 2015, the date the financial statements were available to be issued.

The Commonwealth of Massachusetts

William Francis Galvin

Secretary of the Commonwealth

One Ashburton Place - Room 1717, Boston, Massachusetts 02108-1512

Telephone: (617) 727-9640

ANNUAL REPORT

FEE: \$ **2.c**

M.G.L. Ch.180

Corporation

Annual Report

FEDERAL IDENTIFICATION

Filing for November 1, 20 _____

NO. _____

In compliance with the requirements of Section 26A of Chapter one hundred and eighty (180) of the General Laws:

1. NAME: _____

2. ADDRESS: _____

(number)

(street)

(city or town)

(state)

(zip)

3. DATE OF THE LAST ANNUAL MEETING: _____

4. If the corporation is a cemetery corporation, it must hold perpetual care funds in trust and attach a copy of the written agreement establishing the trust. (check appropriate box)

The cemetery corporation certifies that perpetual care funds are held in trust and a copy of the written agreement establishing the trust is attached.

OR

The cemetery corporation hereby certifies that it does not hold perpetual care funds in trust.

5. State the names and addresses of the president, treasurer, clerk, at least one director of the corporation, and the date on which the term of office of each expires: (PLEASE TYPE OR PRINT).

NAME OF OFFICE	NAME	ADDRESSES Number, Street, City or Town, State and Zip Code	EXPIRATION OF TERM OF OFFICE
President: Vice President Treasurer: Clerk: (or Secretary) Directors: (or Officers having the powers of Directors)	George (Terry) Lockhart		

I, the undersigned _____ being the _____ of the above-named corporation, in compliance with General Laws, Chapter 180, hereby certify that the information above is true and correct as of the dates shown.

IN WITNESS WHEREOF AND UNDER PENALTIES OF PERJURY, I hereto sign my name on this _____ day of _____, 20 _____.

Signature: _____ Title: _____

Contact Person: _____ Contact Person Telephone #: _____

INSTRUCTIONS: PLEASE TYPE OR PRINT CLEARLY AS DOCUMENT WILL BE MICROFILMED AND CLARITY IS IMPORTANT.

NOTE: INSERT FEDERAL IDENTIFICATION NUMBER (EMPLOYER'S I.D.). IF YOU DO NOT HAVE ONE YOU MUST APPLY TO THE INTERNAL REVENUE SERVICE.

- Line 1. Insert the EXACT name of the corporation as it appears on the Articles of Organization or subsequent amendments. Do not use any d/b/a names, trade names, or abbreviations.
- Line 2. State physical corporate address with number and street, city or town, state and zip code.
- Line 3. Insert the month, day, and year of your corporation's last annual meeting.
- Line 4. M.G.L. - Chapter 114, Section 5C requires all cemetery corporations, which hold perpetual care funds in trust, to file a copy of written instrument establishing the trust with the state secretary.
- Line 5. Please provide names and addresses, with number and street, city or town, state and zip code of all officers and directors. If one person is all, please reflect this fact. If the corporation is composed of husband and wife, for example, make sure the title of each is shown clearly.
CLERK: Massachusetts Law requires that the CLERK of the corporation be a resident of the state, or, that a resident agent be appointed. (Forms for this are available at www.sec.state.ma.us/cor.) Please be sure to show expiration dates of terms of office of all officers and directors.

Complete and sign the statement at the bottom of the page, ensuring that the officer who makes the statement is the one who signs it, and making certain that such officer is listed as an officer.

**This report must be filed on or before November 1st with Filing Fee of \$15.00.
Please make Check payable to: Commonwealth of Massachusetts.**

In order to assist the Corporations Division in processing your Annual Report as quickly as possible, please address all reports to:

William Francis Galvin
Secretary of the Commonwealth
Att: Annual Report - AR180
One Ashburton Place, Room 1717
Boston, Massachusetts 02108-1512

INCOMPLETE OR INCORRECT REPORTS WILL BE RETURNED TO SENDER FOR COMPLETION AND/OR CORRECTION

PLEASE SEND ORIGINAL DOCUMENT ONLY. Keep photocopies for your files.

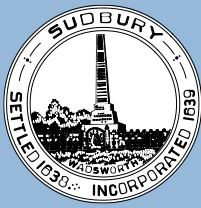
	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q
488	Studio	2004	HW	1			Mini (M) to RCA (M) Cable			Studio Shelves	Active					Y	0
489	Studio	2004	HW	2			Mini (M) to RCA (M) Cable			Studio Shelves	Active					Y	0
490	Studio	2004	HW	4			Mini (M) to Triple (M) RCA - Camera A/V Out			Studio Shelves	Active						
491	Studio	2004	HW	7			Mini Cable (M to M)			Studio Shelves	Active					Y	0
492	Studio	2004	HW	1			Phono (F to M) Coiled			Studio Shelves	Active					Y	0
493	Studio	2004	HW	7			Phono (M) to RCA (M) Cable - LONG			Studio Shelves	Active						
494	Studio	2004	HW	3			Phono (M) to RCA (M) Cable - SHORT			Studio Shelves	Active					Y	0
495	Studio	2004	HW	4			Phono Cables (M) to (M)			Studio Shelves	Active					Y	0
496	Studio	2004	HW	1			Portable Work Light			Control Room	Active						
497	Studio	2004	HW	6			Power Strips			Cabinet 4	Active					Y	0
498	Studio	2004	HW	3			Power Strips - in use in Office			Office	Active						
499	Studio	2004	HW	6			Power Strips - in use in Studio			Studio	Active		4 with iMacs, 1 Mac Pro, 1 on Set				
500	Studio	2004	HW	1			Power Strips- in use in Control Room			Control Room	Active						
501	Studio	2004	HW	2			RCA Cable (M to M)			Studio Shelves	Active					Y	0
502	Studio	2004	HW	7			RCA Cable (M to M)			Studio Shelves	Active					Y	0
503	Studio	2004	HW	1			RCA Double (M) to RCA (M), Mini (M)			Studio Shelves	Active					Y	0
504	Studio	2004	HW	5			RCA Triple Cable (M to M)			Studio Shelves	Active					Y	0
505	Studio	2004	HW	2			RF Cable (200' ?) LONG			Studio Shelves	Active					Y	0
506	Studio	2004	HW	4			RF Cables 15-50'			Studio Shelves	Active					Y	0
507	Studio	2004	HW	13			RF Jumpers 3-6'			Studio Shelves	Active					Y	0
508	Studio	2004	HW	7			Sandbags			Studio	Active		2 yellow, 1 black, 4 blue				
509	Studio	2011	F	1			Studio Rug w/ Pad			Studio	Active			\$1,000			
510	Studio	2005	HW	4			S-Video Cables 10'			Studio Shelves	Active	4/05				Y	0
511	Studio	2005	HW	11			S-Video Cables 3'			Studio Shelves	Active	4/05				Y	0
512	Studio	2005	HW	2			S-Video Cables 30'			Studio Shelves	Active	4/05				Y	0
513	Studio	2005	HW	5			S-Video Cables 6'			Studio Shelves	Active	4/05				Y	0
514	Studio	2004	F	6			Upholstered Guest Chairs			Studio	Active			\$1,200			
515	Studio		F	1			Wood Coffee Table			Studio	Active			\$200			
516	Studio	2000	F	1			Wood Veneer 6 Drawer Desk			Office	Active			\$200			
517	Studio	2009	F	1			Wood Wine Storage Cabinet			Studio	Active			\$200			
518	Studio	2004	HW	12			XLR (F) to Mini (M) Cables			Studio Shelves	Active					Y	0
519	Studio	2004	HW	5			XLR (F) to Phono (M)			Studio Shelves	Active					Y	0
520	Studio	2004	HW	1			XLR (F) to Phono (M) - Long ?200ft			Studio Shelves	Active					Y	0
521	Studio	2004	HW	6			XLR (F) to RCA (M)			Studio Shelves	Active					Y	0
522	Studio	2004	HW	1			XLR (M to F) 14' Skinny			Studio Shelves	Active					Y	0
523	Studio	2004	HW	1			XLR (M to F) 24' Skinny			Studio Shelves	Active						
524	Studio	2004	HW	1			XLR (M) to Mini (F)			Studio Shelves	Active					Y	0
525	Studio	2004	HW	3			XLR (M) to Phono (M)			Studio Shelves	Active						
526	Studio	2004	HW	2			XLR (M) to RCA (M) Cables			Studio Shelves	Active					Y	0
527	Studio	2004	HW	5			XLR Cables: 10'			Studio Shelves	Active						
528	Studio	2004	HW	3			XLR Cables: 15-20'			Studio Shelves	Active						
529	Studio	2004	HW	4			XLR Cables: 25-30"			Studio Shelves	Active						
530	Studio	2004	HW	2			XLR Cables: 3'			Studio Shelves	Active					Y	0
531	Studio	2004	HW	2			XLR Cables: 35-40'			Studio Shelves	Active						
532	Studio	2004	HW	2			XLR Cables: 5'			Studio Shelves	Active					Y	0
533	Studio	2004	HW	2			XLR Cables: 50'			Studio Shelves	Active						
534	Studio	2004	HW	2			XLR Cables: 70'			Studio Shelves	Active						
535	TwnHall	2014	HW	1	Acer	K272HUL	27" LCD Monitor	MMT0SAA00144201BEE4200		STH - CtrRm	Active	2014		\$300			
536	TwnHall	2015	HW	1	Acer	K272HUL	27" LCD Monitor	MMTOSAA001514023F34200		STH - CtrRm	Active	2015	Currently in Studio	\$300			
537	TwnHall	2015	HW	1	Aja	Ki-Pro-RO	HD Tapeless Recorder	2B15245		STH - CtrRm	Active	2015		\$3,000			
538	TwnHall	2015	HW	1	Aja	Ki-Stor500-RO	500GB Hard Drive w/ Enclosure - Firewire	S0229072		STH - CtrRm	Active	2015		\$350			
539	TwnHall	2015	HW	1	Aja	Ki-Stor500-USB	500GB Hard Drive w/ Enclosure - USB (#1)	S4U005267		STH - CtrRm	Active	2015		\$350			
540	TwnHall	2015	HW	1	Aja	Ki-Stor500-USB	500GB Hard Drive w/ Enclosure - USB (#2)	S4U005274		STH - CtrRm	Active	2015		\$350			
541	TwnHall	2015	HW	1	Altronix	R615DC1016	19" Rack Mount CCTV Power Supply			STH - CtrRm	Active	2015		\$1,000			
542	TwnHall	2001	HW	1	Atlas Sound		Desk Stand			STH - CtrRm	Active	2001		\$20			
543	TwnHall	2001	HW	2	Atlas Sound		Floor Stand			STH - CtrRm	Active	2001		\$70			
544	TwnHall	2015	HW	1	Ationa	AT-HDVS-RX	HD Base T to HDMI Receiver/Scaler	0070292314120100154		STH - CtrRm	Active	2015					
545	TwnHall	2015	HW	1	Ationa	AT-HDVS-TX-WP	HDMI and VGA/Audio to HD Base T Transmitter	0070278814120100193		STH - Hall	Active	2015		\$900			
546	TwnHall	2007	HW	1	Brettford	VTRPN44-E8	A/V Stand			STH - Closet	Active	2007		\$500			
547	TwnHall	2002	HW	1	Cadco	M-369	Modulator	K3443		STH - CtrRm	Active	2002	Town Hall	\$1,000			
548	TwnHall	2002	HW	1	Cadco	M-369	Modulator	K3288		STH - CtrRm	Active	2002	Studio - To Be Repaired	\$1,000			
549	TwnHall	2015	HW	1	Datavideo	SE-2000	Control Panel	00428471		STH - CtrRm	Active	2015					
550	TwnHall	2015	HW	1	Datavideo	SE-2000	Switcher I/O Unit	0042841		STH - CtrRm	Active	2015		\$4,000			
551	TwnHall	2015	HW	1	Decimator	ST-022033	3G/HD//SD-SDI to HDMI Down Converter	DHB07130		STH - CtrRm	Active	2015		\$350			
552	TwnHall	2011	HW	1	Dynex	DX-19E220A12	19" LED-LCD TV	216LE19MS74AH006129		STH - CtrRm	Active	2011	Off Air Monitor	\$200			
553	TwnHall	2001	HW	1	ESE	ES-209A	Video and Audio DA	??		STH - CtrRm	Active	2001		\$350			
554	TwnHall	2015	HW	1	HP	15-1004dx	HP 15 Notebook PC	5CD502181J		STH-CtrRm	Active	2015	Product # J9H22UA#ABA		\$1,000		
555	TwnHall	2001	HW	1	JBL	Control 25	Speaker	??		STH - Hall	Active	2001		\$125			
556	TwnHall	2001	HW	1	JBL	Control 25	Speaker	??		STH - Hall	Active	2001		\$125			
557	TwnHall	2015	HW	1	Kanex Pro	HDEXT50M	HDMI Extender over Cat 6	7110515020137		STH-CtrRm	Active	2015		\$70			

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q
628																	
629																	
630																	
631																	
632													Flynn	\$22,517	\$1,750		\$0
633													Studio	\$270,596	\$28,834		\$185,998
634													Town Hall	\$42,027	\$1,000		\$0
635													Total Value	\$335,140	\$31,584		\$185,998
636																	
637														Est. Rplcmt. Cost	Est. Rplcmt. Cost Comp.		Value of Portable Equipment
638																	

Location	Year	Type	Qty	Manufacturer	Model	Description	Serial No.	Location in building	Status	Supp. Date info	Comments
Studio	2006	HW	1	Multidyne Inc.	SW-5	Video / Audio Switcher		Cabinet 4	Active	2006	
Studio	2008	HW	1	Targus	ACP50US	Notebook Docking Station	0805002021	Cabinet 4	Inactive	2008	
Studio	2004	HW	1	A Open	90.00029.58B	PC Keyboard	33709932	SF	Dispose	2004	DEAD - To Be Disposed - Fall 2013
Studio	2000	HW	1	Anton Bauer	TrimPac Maxx	Battery TrimPac Maxx Ni-Cd #1	23007N02S	SF	Inactive	2000	Do Not hold charge
Studio	2000	HW	1	Anton Bauer	TrimPac Maxx	Battery TrimPac Maxx Ni-Cd #2	21610M10S	SF	Inactive	2000	Do Not hold charge
Studio	2000	HW	1	Anton Bauer	TrimPac Maxx	Battery TrimPac Maxx Ni-Cd #3	23006N02S	SF	Inactive	2000	Do Not hold charge
Studio	2000	HW	1	Anton Bauer	TrimPac Maxx	Battery TrimPac Maxx Ni-Cd #4	21611M10S	SF	Inactive	2000	Do Not hold charge
Studio	2000	HW	1	Anton Bauer		Lifesaver Q2 Charger	34529	SF	Inactive	2000	
Studio	2000	HW	1	Anton Bauer		Lifesaver Q2 Charger	34528	SF	Inactive	2000	
Studio	2000	HW	1	Apple	Pro Keyboard	Keyboard - G4	KY1090T4HK4VC	SF	Inactive	2000	
Studio	2000	HW	1	Apple	Pro Mouse	Mouse - G4	3892P902	SF	Inactive	2000	
Studio	2000	HW	1	Aspen	PSM-160 Pro	AC Power Adapter w/ DV Camera #1	10025969	SF	Active	2000	
Studio	2000	HW	1	Aspen	PSM-160 Pro	AC Power Adapter w/ DV Camera #2	10025966	SF	Active	2000	
Studio	2009	HW	6	Audio Technica	ATH-M2X	Stereo Headphones		SF	Inactive	09;11;12	(#2Died,#1Broke3/13,#3,5,8,10Broken1/14)
Studio	1990	HW	1	Blonder Tongue	AM60-450	Agile Modulator	59411	SF	Inactive	1990	Spare
Studio	2003	HW	1	Canon	DM-GL-2A (#1)	Mini DV Camcorder	132470200029	SF	Inactive	2003	
Studio	2004	HW	1	Canon	DM-GL-2A (#2)	Mini DV Camcorder	132860811224	SF	Inactive	Jul-04	
Studio	2004	HW	1	Canon	DM-GL-2A (#3)	Mini DV Camcorder	132860811217	SF	Inactive	Jul-04	Removed from Circulation 2011; Power Issue
Studio	2005	HW	2	Canon	MA-300	XLR Adapter		SF	Inactive	4/05	
Studio	2003	HW	1	Communications Spe	1290	Scan Converter	MQA20035670	SF	Inactive	2003	Replaced with New Technology 2014
Studio	2001	HW	1	Communications Spe	1290	Scan Converter	MQA20014008	SF	Inactive	2001	Removed from TH - Replaced w/ new technology 2015
Studio	2001	HW	1	Extron	P2DAPLUS	VGA/SVGA DA	609407159E10910	SF	Inactive	2001	Failed 2011 (Was in Town Hall System)
Studio	2001	HW	1	Fujinon	SRD-92	Remote Zoom Control (for DV Camera)		SF	Sell	2001	w/Tripod 3068 #2
Studio	2009	HW	1	JVC	AAG30	Power Supply DV 3000	C021203063	SF	Active	2009	
Studio	2009	HW	1	JVC	AAG60U	Power Supply DV 6000	030100540	SF	Active	2009	
Studio	2001	HW	1	JVC	BR-DV3000U	Video Cassette Player/Recorder (DV/Mini DV)	07831494	SF	Active	2001	
Studio	2001	HW	1	JVC	BR-DV6000U	Video Cassette Player/Recorder (DV/Mini DV)	09830048	SF	Active	2001	
Studio	1995	HW	1	JVC	RM-P200	Camera Control Unit #1	07153634	SF	Inactive	1995	No Longer Useful - Rplcd 2009 by newer technology
Studio	1995	HW	1	JVC	RM-P200U	Camera Control Unit (spare)	14550943	SF	Inactive	1995	No Longer Useful - Rplcd 2009 by newer technology
Studio	1999	HW	1	JVC	TM-550U	Color Video Monitor	08434597	SF	Active	1999	
Studio	1995	HW	1	JVC	TM-9U(A)	Color Video Monitor	07031656	SF	Inactive	1995	No Longer Useful - Rplcd 2009 by newer technology
Studio	1998	HW	1	JVC	XL-V282BK	CD Player	10391356	SF	Active	1998	
Studio	1995	HW	1	JVC		CCU Cable		SF	Inactive	1995	No Longer Useful - Rplcd 2009 by newer technology
Studio	2000	HW	1	Lacie Ltd.	104734	75 Gb Firewire External Hard Drive (w/ G4)	11211289	SF	Dispose	2000	No Longer Useful - Too small for intended use
Studio	2007	HW	1	Lacie Ltd.	301199U	1 TB External Hard Drive	173304301	SF	Dispose	2007	Drive Failed 11/2009 - To Be Disposed
Studio	2000	HW	1	Leightronix	Mini-T-Pro	Event Controller	06255MTP	SF	Active	2000	Not Being Used
Studio	2004	HW	1	Leightronix	PRPADVD	Infrared Interface Controller	43334PD	SF	Inactive	Jul-04	In Storage Box
Studio	2004	HW	1	Leightronix	PRPADVD	Infrared Interface Controller	43333PD	SF	Inactive	Jul-04	In Storage Box
Studio	2006	HW	1	Leightronix	PRPADVD	Infrared Interface Controller	50583PD	SF	Inactive	4/06	In Storage Box
Studio	2004	HW	1	Leightronix	PRPADVD	Infrared Interface Controller (2-3)	43345PD	SF	Inactive	Jul-04	In Storage Box
Studio	2006	HW	1	Leightronix	PRPADVD	Infrared Interface Controller (2-4)	50581PD	SF	Inactive	4/06	In Storage Box
Studio	2006	HW	1	Leightronix	PRPADVD	Infrared Interface Controller (2-5)	50582PD	SF	Inactive	4/06	In Storage Box
Studio	2000	HW	1	Leightronix	PRPAIR	Infrared Interface Controller	38837PD	SF	Inactive	2000	In Storage Box
Studio	2000	HW	1	Leightronix	PRPAIR	Infrared Interface Controller	38836PD	SF	Inactive	2000	In Storage Box
Studio	2000	HW	1	Leightronix	PRPAIR	Infrared Interface Controller	37599PD	SF	Inactive	2000	In Storage Box
Studio	2000	HW	1	Leightronix	PRPAIR	Infrared Interface Controller	22480PD	SF	Inactive	2000	In Storage Box
Studio	2004	HW	1	Leightronix	PRPAIR	Infrared Interface Controller (1-4)	42620PD	SF	Inactive	Jul-04	In Storage Box
Studio	2000	HW	1	Leightronix	PRPAIR	Infrared Interface Controller(1-1)	38835PD	SF	Inactive	2000	In Storage Box
Studio	1999	HW	1	Lowell	T1-10	Tota Light		SF	Sell	1990's	
Studio	1999	HW	1	Lowell	T1-10	Tota Light		SF	Sell	1990's	
Studio	1999	HW	1	Lowell	T1-10	Tota Light		SF	Sell	1990's	
Studio	2004	HW	3	Lowell		Power Cords w/ On/Off Toggle		SF	Sell		
Studio	1999	HW	2	Lowell		Tota Brella (Light Umbrella)		SF	Sell	1990's	

Studio	2005	HW	1	Manfrotto	523PRO (#2)	Lanc Control (for GL-2's)	12118	SF	Dispose	4/05 Not Repairable- Replaced/To Be Disposed - Fall 2013
Studio	2005	HW	1	Manfrotto	523PRO (#3)	Lanc Control (for GL-2's)	11610	SF	Dispose	4/05 Not Repairable- Replaced/To Be Disposed - Fall 2013
Studio	2010	HW	1	Manfrotto	523PROi (#1)	Lanc Control (for GL-2's)	P0024119	SF	Sell	2010 w/ Tripod #1; Replaces 523PRO Ser#11491
Studio	2000	HW	1	Manfrotto/Bogen	505	Tripod Head (w/ 3182) #1	505K08464	SF	Inactive	2000 Plate Release Button Stuck
Studio	2000	HW	1	Manfrotto/Bogen	505	Tripod Head (w/ 3182) #2	505L09622	SF	Inactive	2000
Studio	2005	HW	1	Manfrotto/Bogen	516	Tripod Head (w/ 3068) #1	C0006802	SF	Active	4/05 For DV Cameras
Studio	2005	HW	1	Manfrotto/Bogen	516	Tripod Head (w/ 3068) #2	C0006796	SF	Active	4/05 For DV Cameras
Studio	2005	HW	1	Manfrotto/Bogen	3068	Tripod w/Bag #1	A0143480	SF	Active	4/05 For DV Cameras
Studio	2005	HW	1	Manfrotto/Bogen	3068	Tripod w/Bag #2	A0143473	SF	Active	4/05 For DV Cameras
Studio	2000	HW	1	Manfrotto/Bogen	3182	Tripod #1	351MVB/KI11	SF	Inactive	2000 Spare; Button to release plate is stuck
Studio	2000	HW	1	Manfrotto/Bogen	3182	Tripod #2	351MVB/KL11	SF	Inactive	2000 Spare
Studio	2000	HW	1	Manfrotto/Bogen	VYCO853	Tripod Base DV#1	1030388	SF	Active	2000
Studio	2000	HW	1	Manfrotto/Bogen	VYCO853	Tripod Base DV#2	1030390	SF	Active	2000
Studio	2000	HW	1	Matrox	RTMac	Matrox	A308769	SF	Dispose	2000 No Longer Useful - Obsolete format
Studio	2004	HW	1	Mitsumi	ECM S6702	Mouse	0127964M	SF	Dispose	2004 DEAD - To Be Disposed - Fall 2013
Studio	1985	HW	1	Mole Richardson	4031	Teenie Weenie Mole Light	3189	SF	Inactive	1985 w/ barn door, screen
Studio	1985	HW	1	Mole Richardson	5603	Light Stands - Mole Pac Stand		SF	Inactive	1985 Behind Curtain
Studio	2000	HW	1	NEC	N9705	Computer Monitor - FE700	OZ76015BK	SF	Inactive	2000 Replaced with one of G5 monitors
Studio	1996	HW	1	Panasonic	AG-1320P	Video Cassette Player/Recorder (1/2")	A8KN02041	SF	Inactive	1996 Spare
Studio	1996	HW	1	Panasonic	AG-1320P	Video Cassette Player/Recorder (1/2") (#4)	A8KN01759	SF	Inactive	1996 No Longer Useful - Obsolete format
Studio	2000	HW	1	Panasonic	AG-1980P	Video Cassette Player/Recorder (SVHS)	C1TC00401	SF	Inactive	2000 Replaced by DVD recorder 2005 - Removed June 2013
Studio	1997	HW	1	Panasonic	AG-7150P	Video Cassette Player (SVHS)	C2TC00049	SF	Inactive	1997 No Longer Useful - Obsolete format
Studio	1997	HW	1	Panasonic	AG-7350P	Video Cassette Player/Recorder (SVHS)	H4TC00368	SF	Inactive	1997 No Longer Useful - Obsolete format
Studio	1990	HW	1	Panasonic	AG-A850P	Edit Controller	I9A3600DI	SF	Inactive	1990 No Longer Useful - Obsolete format
Studio	2000	HW	1	Panasonic	AG-DV2000P	Video Cassette Player/Recorder (DV/Mini DV)	D1HT00201	SF	Active	2000
Studio	2000	HW	1	Panasonic	AG-DV2000P	Video Cassette Player/Recorder (DV/Mini DV)	D1HT00075	SF	Active	2000 At Edit Desk
Studio	2000	HW	1	Panasonic	AG-DVC200P	DV Camera (#1)	D1TK10018	SF	Active	2000
Studio	2000	HW	1	Panasonic	AG-DVC200P	DV Camera (#2)	D1TK10051	SF	Active	2000 Viewfinder Mount Damaged
Studio	2001	HW	1	Panasonic	AJ-VF10P	Viewfinder- for DV Cam #1	C1TKA0088	SF	Active	2001
Studio	2000	HW	1	Panasonic	AJ-VF10P	Viewfinder- for DV Cam #2	D0TKA0057	SF	Active	2000 Viewfinder Mount Damaged
Studio	2000	HW	1	Panasonic	CT-1386YD	Color Video Monitor	LB02500028	SF	Dispose	2000 Behind Curtain; Broken - NO Audio
Studio	2001	HW	1	Panasonic	CT-1387VYD	Color Video Monitor	ME12820102	SF	Dispose	2001 Broken - ?No Video - Behind Curtain
Studio	2000	HW	1	Panasonic	TC-7WMS1	Color LCD Monitor (w/ DV Camera #1)	FA2340012	SF	Active	2000
Studio	2000	HW	1	Panasonic	TC-7WMS1	Color LCD Monitor (w/ DV Camera #2)	FA2340091	SF	Active	2000
Studio	1998	HW	1	Panasonic	TR-990C	Video Monitor (DV Source)	FS8240508	SF	Inactive	1998 Behind Curtain
Studio	1998	HW	1	Panasonic	TR-990C	Video Monitor (SVHS Source/Record)	FS8240510	SF	Inactive	1998 Behind Curtain
Studio	2000	HW	1	Panasonic	WJMP204	Data Multiplex Unit	AHA00251	SF	Active	2000
Studio	2000	HW	1	Panasonic	WJ-MX20	Digital AV Mixer	F1TVA0010	SF	Active	2000
Studio	1998	HW	1	Panasonic	WJ-MX50A	Digital AV Mixer	F0TVA0015	SF	Inactive	1998 Keep for TwnHll Back up
Studio	2000	HW	1	Panasonic	WV-BM990	Video Monitor	05U14658 (C#1)	SF	Inactive	2000
Studio	2000	HW	1	Panasonic	WV-BM990	Video Monitor	05U14659 (C#2)	SF	Inactive	2000
Studio	2000	HW	1	Panasonic	WV-BM990	Video Monitor	05U14639 (C#3)	SF	Inactive	2000
Studio	2000	HW	1	Panasonic	WV-BM990	Video Monitor	05U14638 (Sw. #4)	SF	Inactive	2000
Studio	2000	HW	1	Panasonic	WV-CM1020	Color Video Monitor	OZW13406	SF	Active	2000 Was in Town Hall - no longer needed there
Studio	2001	HW	1	Panasonic	WV-CM1020	Color Video Monitor	AGW15728	SF	Inactive	2001
Studio	2001	HW	1	Panasonic	WV-CM1020	Color Video Monitor	AGW15841 (CG)	SF	Inactive	2001
Studio	2001	HW	1	Panasonic	WV-CS554	PTZ Camera #1	A1A03980 / A13980	SF	Active	2001 Repaired 10/2014
Studio	2001	HW	1	Panasonic	WV-CS554	PTZ Camera #2		SF	Active	2001
Studio	2001	HW	1	Panasonic	WV-CS554	PTZ Camera #3	A1A04087 / A13934	SF	Active	2001 Repaired 9/2013
Studio	2000	HW	1	Panasonic	WV-CU360	System Controller	AIA00237	SF	Active	2000
Studio	2010	HW	1	Power 2000	BP-970	Battery Pack (For Canon GL-2) #5		SF	Dispose	Cracked - Dead
Studio	1989	HW	3	Quartz Color	2365	Light Stands (In Bag)		SF	Inactive	1980's No Longer Useful - Rpld by newer technology
Studio	1989	HW	2	Quartz Color	2575	Light Stands		SF	Inactive	1980's No Longer Useful - Rpld by newer technology
Studio	1989	HW	3	Quartz Color	3130	Pulsar Lights		SF	Active	1980's 2 in Studio Green Screen; 1 in Case behind curtain
Studio	1989	HW	1	Quartz Color	3140.210.	Ianbeam 1000 Light	0208	SF	Inactive	1980's No Longer Useful - Rpld by newer technology
Studio	1999	HW	3	Shure	819	Surface Mount Microphones		SF	Inactive	1990's
Studio	1999	HW	2	Shure	809/819	Surface Mount Microphone Pre-Amplifiers		SF	Inactive	1990's

Studio	1999	HW	1	Shure	M267	Audio Mixer	CA581357	SF	Inactive	1990's
Studio	1999	HW	1	Shure	PS-1A	Phantom Power Supply	940900430	SF	Inactive	1990's No Longer Useful - No equip to power with
Studio	1999	HW	1	Shure	PS-1A	Phantom Power Supply	940900500	SF	Inactive	1990's No Longer Useful - No equip to power with
Studio	1989	HW	1	Sigma Electronics	ADA-110	Audio DA	3810001	SF	Inactive	1980's No Longer Useful - Rpld by newer technology
Studio	1999	HW	1	Sony	KV13M20	13" TV / Monitor	4077183	SF	Active	1990's Removed from TH - Replaced w/ new technology 2015
Studio	2005	HW	1	Varizoom	Pro F	Zoom Controller (for DV Camera)		SF	Sell	4/05 w/ 3068 Tripod #1
Studio	2005	HW	2	Varizoom		Focus Kit (for DV Cameras)		SF	Sell	4/05 w/ 3068 Tripods #1 and #2
Studio	1995	HW	1	Videonics	TM 2000 NTSC	Tittemaker 2000	245927	SF	Inactive	1995 Keep for TwNHill Back up
Studio	2000	HW	1	Videonics	TM 3000 NTSC	Tittemaker 3000	331615	SF	Inactive	2000 Removed from TH - Replaced w/ new technology 2015
Studio	2005	HW	1	Apple	A1047	Power Mac G5 Computer	G84506V9QPS	Terry	Inactive	1/05
Studio	2005	HW	1	NEC	AS-900	Computer Monitor - AS900 (w/ G5)	44A05086KA	Terry	Active	1/05 ?Terry
Studio	2008	HW	1	Vizio	VW32LHDTV20A	32" LCD HDTV	LSPBFGJ1003461	Terry	Dispose	2008 Died 9/2014 To Be Disposed
Studio	2008	HW	1	Leightronix	LGX-HD500-GT	500 GB Hard Drive Drive-02	S501140210		Dispose	2008 Failed July 2012; To Be Disposed
Studio	2008	HW	1	Linksys	EZXS55W	10/100 Router - Workgroup Switch	R9150GA04048		Dispose	2008 w/ Broadcast Pix GEB1040; DIED - Disposed
Studio	2005	HW	1	NEC	AS-900	Computer Monitor - AS900 (w/ G5)	44A05082KA		Active	1/05 w/ Compix/Broadcast Pix Computers
Studio	2000	HW	1	Panasonic	AG1330P	Video Cassette Player/Recorder	B1KN06232		Inactive	2000 Replaced in system by a DVD player
Studio	2000	F	1			Control Room Console - Custom Built			Dispose	



SUDBURY BOARD OF SELECTMEN
Tuesday, October 6, 2015

TIMED ITEM

3: National Development Discussion (Raytheon)

REQUESTOR SECTION

Date of request:

Requestor: Jody Kablack

Formal Title: Introduction and overview of the Raytheon redevelopment project with representatives from National Development. (Ed Marsteiner of National Development; and Scott Dale, Avalon Bay Communities to attend)

Recommendations/Suggested Motion/Vote: Introduction and overview of the Raytheon redevelopment project with representatives from National Development. (Ed Marsteiner of National Development; and Scott Dale, Avalon Bay Communities to attend)

Background Information:
Attached introduction letter

Financial impact expected:

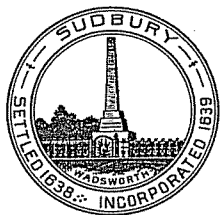
Approximate agenda time requested: 45 minutes

Representative(s) expected to attend meeting: Jody Kablack, Ed Marsteiner, National Development; Scott Dale, Avalon Bay Communities

Review:

Patty Golden	Pending
Maryanne Bilodeau	Pending
Barbara Saint Andre	Pending
Charles C. Woodard	Pending
Board of Selectmen	Pending

10/06/2015 7:30 PM



Town of Sudbury

Office of Selectmen
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

February 25, 2015

Mr. T. Bradley Duffin
 Director of Facilities and Real Estate
 Raytheon Company
 350 Lowell Street
 Andover, MA 01810

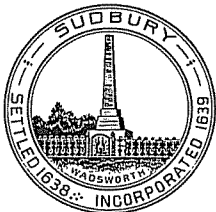
RE: Sudbury Raytheon Redevelopment

Dear Mr. Duffin:

The Town of Sudbury, acting through its Board of Selectmen and Planning Board, has held several meetings to discuss the Town's goals and priorities as they relate to redevelopment of the Raytheon property upon its sale to a private developer. First, we thank you for meeting with Town officials and indicating Raytheon's desire for a smooth transition. These early discussions set the stage for a productive process which we hope results in a redevelopment scheme that is mutually beneficial for all parties. We also thank Raytheon for being an outstanding corporate citizen for six decades. While the decision to vacate the property by Raytheon is a great loss for Sudbury, we trust that a continued cooperative approach by all parties will result in positive developments for the community. This letter is the product of several months of discussion between the parties on this topic and is intended to provide clarity regarding the Town's goals for the disposition and future development of the property.

We have studied the property and understand its development potential, acknowledging current zoning and other permitting limitations. We have come to understand limitations in the market for certain commercial uses, including the current use of the property for large scale office. This knowledge has encouraged us to consider new uses for the property that can help fulfill several different Town needs and goals.

From the Town's perspective, we feel that the property is well suited for a mixed use project with a focus on residential with supporting retail. The Town's objective in suggesting these uses is to help promote a project that reflects the nature and character of Sudbury and which will create enough affordable housing units to reach, or nearly reach, our 10% state requirement in order to enable Sudbury to successfully prevent undesirable 40B projects that would circumvent town planning and zoning. Sudbury's affordable housing gap is approximately 240 units. It is our strong preference that any housing component be developed entirely as rental housing under a state-recognized subsidy program so that all units count towards this requirement. This will entail that no less than 25% of the units are affordable under the state's definition and are eligible to count on Sudbury's Subsidized Housing Inventory. It is our desire that the maximum allowable percentage of the new housing units be age restricted housing, in order to minimize the impacts of this redevelopment on our already burdened school system and provide additional housing diversity for our growing senior population. Congregate care and assisted living facilities would be welcomed, especially if they also included an affordable component. We also think some amount of retail and limited office use of proper scale and character would complement the area and provide convenient services to the new residents.



Town of Sudbury

Office of Selectmen
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

The Town will consider endorsing a Local Initiative Program (LIP) 40B application if the proposed development is responsive to the above Town objectives and helps the Town achieve its affordable housing goal. The LIP process will likely prove to be the most expeditious, as it would not require a zoning change.

With any project, we expect that all impacts will be fully mitigated, including but not limited to increases in the number of school-aged children, potential environmental contamination, traffic and support service needs. The Town will also seek to obtain certain additional items from the developer to enhance the new development on the site and provide benefits to the Town as a whole, including but not limited to access to the abutting rail trail, expansion/relocation of the Route 20 Fire Station, reservation of land for active and/or passive recreation, streetscape improvements and maintaining a location for the medi-vac helipad.

We have appreciated your forthright approach to the discussion regarding the property thus far. The redevelopment of this property provides a unique opportunity for Sudbury and may be a catalyst for longer term mutually beneficial economic development initiatives, including renewed interest in installing a sewer along Route 20. We are exploring innovative funding initiatives at the state level to fund the sewer project, including District Increment Financing. With such expanded wastewater capacity, the future value of the Raytheon property will increase and additional community-embraced development opportunities will be possible. Such an economic development tool will be most effective if supported by the developer and Raytheon and we would seek such support if we proceed in this manner.

The Town is ready and willing to continue to work with Raytheon and its partners to discuss the redevelopment of this property in a manner that is consistent with Town goals and mitigates identified impacts. Please let us know how and when we can be of continued service as this project proceeds.

On behalf of the Board of Selectmen,

Charles C. Woodard, Chairman

On behalf of the Planning Board,

Craig Lizotte, Chairman

cc: Albert G. Tierney III, McCall & Almy



2310 Washington Street
 Newton Lower Falls
 MA 02462

Phone. 617.527.9800
 www.natdev.com

September 25, 2015

Ms. Patricia Brown
 Chairman
 Board of Selectmen
 Town of Sudbury
 Flynn Building
 278 Old Sudbury Road
 Sudbury, MA 01776

Mr. Craig Lizotte
 Chairman
 Planning Board
 Town of Sudbury
 Flynn Building
 278 Old Sudbury Road
 Sudbury, MA 01776

Re: Raytheon Redevelopment – Sudbury, MA

Dear Sudbury Board of Selectmen and Planning Board:

Over the past year we have been working closely with the Raytheon Company regarding the acquisition of their 50-acre site at 526 & 528 Boston Post Road. While we were under strict confidentiality during that time, we are writing today to publicly let you know that we have been selected as the buyer of the property.

Despite our name (“National Development”), we are a locally owned, private, real estate development company located in Newton, MA. Several of our key employees live in Sudbury and the surrounding communities of Wayland, Stow, Weston and Natick. While we only do projects in the Boston area (495 to downtown Boston), we have been one of the most active developers in the state over the past 30 years. We have a long-term investment philosophy of developing high-quality projects in great towns. We are a multi-disciplinary company with our own development, construction and property management teams that allow us to remain intimately involved in important details throughout the development process. We are working along-side AvalonBay Communities on this project as we believe they will bring an unparalleled experience and similar long-term perspective to the multi-family component of the project.

Through things like the Route 20 Corridor Study the Town put out in March and the “Raytheon Redevelopment” letter you sent to Mr. Duffin at Raytheon back in February of this year, we have just begun to understand the importance of this property to the Town of Sudbury as it relates to tax revenue and redevelopment potential in a highly visible part of Town. In our initial analysis of the site, we have obviously developed some preliminary thoughts on what we believe the highest and best “re-uses” may be for this centrally located parcel. From the preliminary materials we have seen to date, we are hopeful that we share a common overall vision of a synergistic, mixed-use development that can both satisfy many of the Town’s needs/desires and provide us with a successful long-term investment.

We are excited to make this introduction but understand it is only the first step in what will be a long-standing relationship between our firms and the Town. We believe that open

communication between the Town and the developer is the single most critical component to a project's long-term success. We would like to "kick things off" with a more detailed introduction and overview of the redevelopment project at your upcoming scheduled meetings on October 6th (Selectmen) and October 14th (Planning Board).

Please let us know if there is room on the agenda at these meetings. We look forward to working closely with the various boards, committees and residents that will be involved with the project on the Town's behalf. Thank you for your time and we hope to see you in a few weeks.

Sincerely,

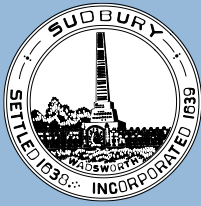


Ed Marsteiner
National Development



Scott Dale
Avalon Bay Communities

cc: Jack O'Neil, National Development
Dave Gillespie, Avalon Bay



SUDBURY BOARD OF SELECTMEN
Tuesday, October 6, 2015

TIMED ITEM

4: Sudbury Station LLC discussion

REQUESTOR SECTION

Date of request:

Requestor: Jody Kablack

Formal Title: Introductory discussion with Sudbury Station LLC, regarding an application for a proposed 40B housing development off Peters Way. (William C. Henchy, Esq; Chris Claussen; Chris Kennedy; Robert Engler to attend.)

Recommendations/Suggested Motion/Vote: Introductory discussion with Sudbury Station LLC, regarding an application for a proposed 40B housing development off Peters Way. (William C. Henchy, Esq; Chris Claussen; Chris Kennedy; Robert Engler to attend.)

Background Information:
Attached two documents

Financial impact expected:to be determined

Approximate agenda time requested: 45 minutes

Representative(s) expected to attend meeting: William C. Henchy, Esq.

Review:

Patty Golden	Pending
Maryanne Bilodeau	Pending
Barbara Saint Andre	Pending
Charles C. Woodard	Pending
Board of Selectmen	Pending

10/06/2015 7:30 PM



Massachusetts Housing Finance Agency
One Beacon Street, Boston, MA 02108

TEL: 617.854.1000 | FAX: 617.854.1091
VP: 866.758.1435 | www.masshousing.com

RECEIVED
BOARD OF SELECTMEN
SUDBURY, MA

2015 SEP 25 P 12:06

September 23, 2015

VIA CERTIFIED MAIL

Patricia Brown, Chairman
Board of Selectmen
Town of Sudbury
Flynn Building
278 Old Sudbury Road
Sudbury, MA 01776

Re: The Village at Sudbury Station, MH # 790

Dear Ms. Brown:

The Massachusetts Housing Finance Agency (MassHousing) is currently reviewing an application for Site Approval submitted by Sudbury Station LLC. The proposed development (The Village at Sudbury Station) will consist of 250 rental apartment homes on a 39.87-acre site (13.45 buildable acres) on Peters Way behind the Old Town Cemetery. Of the 250 units, 63 will be made available to low-moderate-income residents.

The site approval process is offered to project sponsors who intend to apply for a comprehensive permit under Chapter 40B. MassHousing's review involves an evaluation of the site, the design concept, the financial feasibility of the proposal, and the appropriateness of the proposal in relation to local housing needs and strategies. As part of our review, we are soliciting comments from the local community and we would appreciate your input. You also may wish to include in your response, issues or concerns raised by other town boards, officials or other interested parties. Pursuant to the Massachusetts General Laws Chapter 40B regulations (760 CMR 56.00) your comments may include information regarding municipal actions previously taken to meet affordable housing needs such as inclusionary zoning, multifamily districts adopted under G.L. c.40A and overlay districts adopted under G.L. c.40R. Your comments will be considered as part of our review.

We have been informed by Sudbury Station LLC that the Town has received a copy of the application and plans for the Village at Sudbury Station. Please inform us of any issues that have been raised or are anticipated in the Town's review of this application. We request that you

The Village at Sudbury Station
MassHousing Project # 790
Site Approval Application Notification
Page 2

submit your comments to this office within 30 days so we may process this application in a timely manner.

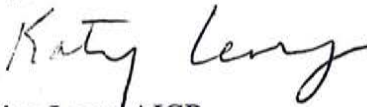
During the course of its review, MassHousing will conduct a site visit, which Local Boards, as defined in 760 CMR 56.02, may attend. The site visit for the Village at Sudbury Station has been scheduled for Tuesday, October 6 at 4:00 PM. Please notify me promptly if any representatives of your office or if other Local Boards plan to attend the scheduled site visit.

Please note that if and when an application is submitted for a comprehensive permit, assistance is available to the Sudbury Zoning Board of Appeals (ZBA) to review the permit application. The Massachusetts Housing Partnership's (MHP) *Ch. 40B Technical Assistance Program* administers grants to municipalities for up to \$10,000 to engage qualified third-party consultants to work with the Sudbury ZBA in reviewing the Chapter 40B proposal. For more information about MHP's technical assistance grant visit MHP's web site, www.mhp.net/40B or e-mail MHP at communityinfo@mhp.net. Also available at MHP's web site are the "Local 40B Review and Decision Guidelines" that were released in November 2005 to provide guidance to local officials as they review comprehensive permit applications. The Chapter 40B regulations and accompanying guidelines issued by DHCD, however, take legal precedence over the MHP guidelines.

If you have any questions, please do not hesitate to telephone me at (617) 854-1098.

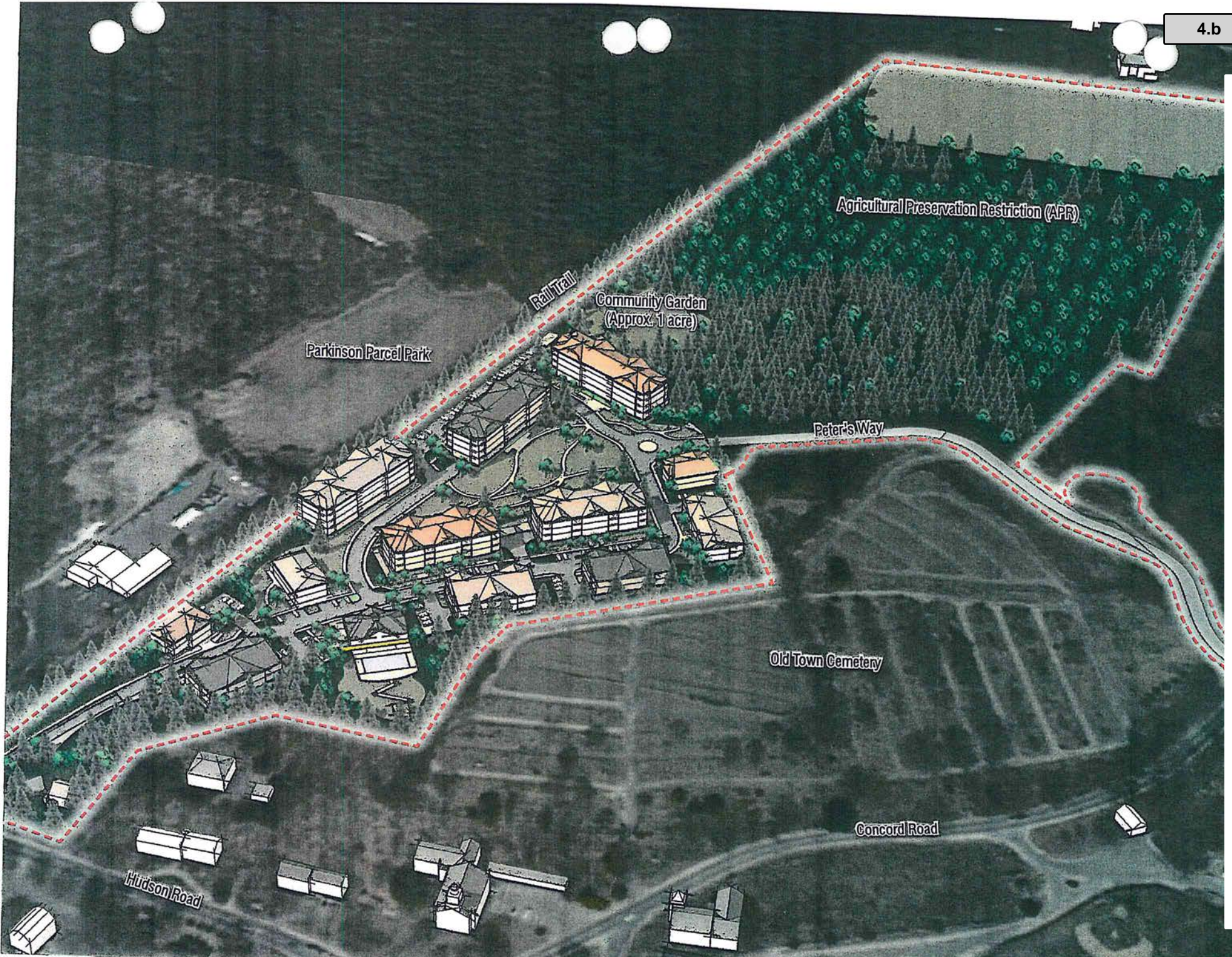
Thank you for your assistance.

Sincerely,



Katharine Lacy, AICP
Monitoring and Permitting Specialist

cc: Maryanne Bilodeau, Town Manager
Jody Kablack, Director of Planning and Community Development
Jonathan O'Brien, Chairman, ZBA





Comprehensive Permit Site Approval Application/**Rental**

www.masshousing.com | www.masshousingrental.com

Application for Chapter 40B Project Eligibility/Site Approval for MassHousing-Financed and New England Fund (“NEF”) Rental Projects

Please be sure to answer ALL questions. Indicate “N/A”, “None” or “Same” when necessary.

Section 1: GENERAL INFORMATION (also see Required Attachments listed at end of Section 1)

Name of Proposed Project: _____

Municipality: _____

Address of Site: _____

Cross Street (if applicable): _____

Zip Code: _____

Tax Parcel I.D. Number(s) (Map/Block/Lot): _____

Name of Proposed Development Entity (typically a single purpose entity): _____

Entity Type: Limited Dividend Organization _____ Non-Profit* _____ Government Agency _____

** If the Proposed Development Entity is a Non-Profit, please contact MassHousing regarding additional documentation that must be submitted.*

Has this entity already been formed? Yes ___ No ___

Name of Applicant (typically the Proposed Development Entity or its controlling entity or individual): _____

Applicant’s Web Address, if any: _____

Does the Applicant have an identity of interest with any other member of the development team or other party to the Proposed Project? Yes ___ No ___ If yes, please explain: _____

Primary Contact Information (required)

Name of Individual: _____

Relationship to Applicant: _____

Name of Company (if any): _____

Street Address: _____

City/State/Zip: _____

Telephone (office and cell) and Email: _____

Secondary Contact Information (required)

Name of Individual: _____

Relationship to Applicant: _____

Name of Company (if any): _____

Street Address: _____

City/State/Zip: _____

Telephone (office and cell) and Email: _____

Attachment 4.c: 1_Site Approval Application for PB (1506 : Sudbury Station LLC discussion)

Additional Contact Information *(optional)*

Name of Individual: _____
Relationship to Applicant: _____
Name of Company *(if any)*: _____
Street Address: _____
City/State/Zip: _____
Telephone *(office and cell)* and Email: _____

Anticipated Construction Financing: MassHousing _____ NEF Bank _____

If NEF Bank, Name of Bank: _____

Anticipated Permanent Financing: MassHousing _____ NEF Bank _____

If NEF Bank, Name of Bank: _____

Total Number of Units _____ # Affordable Units _____ # Market Rate Units _____

Age Restricted? Yes/No _____ If Yes, 55+ or 62+? _____

Brief Project Description (150 words or less): _____

Required Attachments Relating to Section 1

1.1 Location Map

Provide a USGS or other form of map clearly marked to show the site's location, and an approximate property boundary.

1.2 Tax Map

Provide a copy of municipal tax map (assessor's plan) with subject parcels and parcel ID #'s clearly identified.

1.3 Directions

Provide detailed written directions to the site, noting the entrance to the site, relevant boundaries and any prominent landmarks that can be used for identification purposes.

Attachment 4.c: 1_Site Approval Application for PB (1506 : Sudbury Station LLC discussion)

Application for Chapter 40B Project Eligibility/Site Approval for MassHousing-Financed and New England Fund (“NEF”) Rental Projects

Section 2: EXISTING CONDITIONS / SITE INFORMATION (also see Required Attachments listed at end of Section 2)

In order to issue Site Approval, MassHousing must find (as required by 760 CMR 56.04 (4)) that the site is generally appropriate for residential development.

Name of Proposed Project: _____

Buildable Area Calculations **Sq. Feet/Acres** (enter “0” if applicable—do not leave blank)

Total Site Area	
Wetland Area (per MA DEP)	
Flood/Hazard Area (per FEMA)	
Endangered Species Habitat (per MESA)	
Conservation/Article 97 Land	
Protected Agricultural Land (i.e., EO 193)	
Other Non-Buildable (Describe)	
Total Non-Buildable Area	
Total Buildable Site Area	

Current use of the site and prior use if known: _____

Is the site located entirely within one municipality? Yes ___ No ___

If not, in what other municipality is the site located? _____

How much land is in each municipality? (the Existing Conditions Plan must show the municipal boundary lines) _____

Current zoning classification and principal permitted uses: _____

Previous Development Efforts

Please list (on the following page) any previous applications pertaining to construction on or development of the site, including (i) type of application (comprehensive permit, subdivision, special permit, etc.); (ii) application filing date; (iii) date of denial, approval or withdrawal. Also indicate the current Applicant’s role, if any, in the previous applications. Note that, pursuant to 760 CMR 56.03 (1), a decision of a Zoning Board of Appeals to deny a Comprehensive Permit, or (if the Statutory Minima defined at 760 CMR 56.03 (3) (b or c) have been satisfied) grant a Comprehensive Permit with conditions, shall be upheld if a related application has previously been received, as set forth in 760 CMR 56.03 (7).

Attachment 4.c: 1_Site Approval Application for PB (1506 : Sudbury Station LLC discussion)

To the best of your knowledge, has this site ever been rejected for project eligibility/site approval by another subsidizing agency or authority? _____

Existing Utilities and Infrastructure	Yes/No	Description
Wastewater-private wastewater treatment		
Wastewater-public sewer		
Storm Sewer		
Water-public water		
Water-private well		
Natural Gas		
Electricity		
Roadway Access to Site		
Sidewalk Access to Site		
Other		

Describe surrounding land use(s): _____

Surrounding Land Use/Amenities	Distance from Site	Available by Public Transportation?
Shopping Facilities		
Schools		
Government Offices		
Multi-Family Housing		
Public Safety Facilities		
Office/Industrial Uses		
Conservation Land		
Recreational Facilities		
Houses of Worship		
Other		

Attachment 4.c: 1_Site Approval Application for PB (1506 : Sudbury Station LLC discussion)

List any public transportation near the site, including type of transportation and distance from the site:

Site Characteristics and Development Constraints

Please answer "Yes", "No" or "Unknown" to the following questions. If the answer is "Yes" please identify on Existing Conditions Plan as required for Attachment 2.1 and provide additional information and documentation as an attachment as instructed for Attachment 2.4, "Documentation Regarding Site Characteristics/Constraints".

Are there any easements, rights of way or other restrictions of record affecting the development of the site? _____

Are there documented hazardous waste sites on or within a 1/2 mile radius of the site? _____

Is there any evidence of underground storage tanks or releases of hazardous material, including hazardous waste, on the site or within close proximity to the site? _____

Are there any above-ground storage containers with flammable or explosive petroleum products or chemicals on or within 1/2 mile of the site? _____

Is the site, or any portion thereof, located within a designated flood hazard area? _____

Does the site include areas designated by Natural Heritage as endangered species habitat? _____

Are there documented state-designated wetlands on the site? _____

Are there documented vernal pools on the site? _____

Is the site within a local, state or federal Historic District? _____

Is the site or any building(s) on the site listed, nominated or eligible for listing on the National Register of Historic Places? _____

Has the site or any building(s) on the site been designated as a local, state or national landmark? _____

Are there existing buildings and structures on site? _____

Does the site include documented archeological resources? _____

Does the site include significant areas of ledge? _____

Does the site include areas with slopes greater than 10%? _____

If applying for MassHousing Financing, is any portion of the site considered "Prime" or "Unique" agricultural land under Executive Order 193? _____

Attachment 4.c: 1_Site Approval Application for PB (1506 : Sudbury Station LLC discussion)

Application for Chapter 40B Project Eligibility/Site Approval for MassHousing-Financed and New England Fund (“NEF”) Rental Projects

Section 3: PROJECT INFORMATION (also see Required Attachments listed at end of Section 3)

In order to issue Site Approval, MassHousing must find (as required by 760 CMR 56.04 (4)) that the proposed project appears generally eligible under the requirements of the housing subsidy program and that the conceptual project design is generally appropriate for the site.

Name of Proposed Project: _____

Project Type (mark both if applicable): New Construction _____ Rehabilitation _____ Both _____

Total Number of Dwelling Units: _____

Total Number of Affordable Units: _____

Number of 50% AMI Affordable Units: _____

Number of 80% AMI Affordable Units: _____

Number of Market Rate Units: _____

Unit Mix: Affordable Units

Unit Type	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Number of Units					
Number of Bathrooms					
Square Feet/Unit					

Unit Mix: Market Rate

Unit Type	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Number of Units					
Number of Bathrooms					
Square Feet/Unit					

Percentage of Units with 3 or More Bedrooms*: _____

* Note that the January 17, 2014 Interagency Agreement Regarding Housing Opportunities for Families with Children requires that at least 10% of the units in the Project must have three (3) or more bedrooms. Evidence of compliance with this requirement must be provided at Final Approval.

Number of Handicapped Accessible Units: _____ Market Rate: _____ Affordable: _____

Gross Density (units per acre): _____

Net Density (units per buildable acre): _____

Attachment 4.c: 1_Site Approval Application for PB (1506 : Sudbury Station LLC discussion)

Residential Building Information

Building Type and Style <i>(single-family detached, townhouse, multi-family)</i>	Construction or Rehabilitation	Number of Stories	Height	GFA	Number Bldgs. of this type

Non-Residential Building Information

Building Type and Style	Construction or Rehabilitation	Number of Stories	Height	GFA	Number Bldgs. of this type

Will all features and amenities available to market unit residents also be available to affordable unit residents?
If not, explain the differences: _____

Parking

Total Parking Spaces Provided: _____

Ratio of Parking Spaces to Housing Units: _____

Lot Coverage *(Estimate the percentage of the site used for the following)*

Buildings: _____

Parking and Paved Areas: _____

Usable Open Space: _____

Unusable Open Space: _____

Lot Coverage: _____

Does project fit definition of "Large Project" (as defined in 760 CMR 56.03 (6))? Yes/No _____

Application for Chapter 40B Project Eligibility/Site Approval for MassHousing-Financed and New England Fund (“NEF”) Rental Projects

Section 4: SITE CONTROL (also see Required Attachments listed at end of Section 4)

In order to issue Site Approval, MassHousing must find (as required by 760 CRM 56.04 (4)) that the Applicant controls the site.

Name of Proposed Project: _____

Describe current ownership status of the entire site as shown on the site layout plans (attach additional sheets as necessary if the site is comprised of multiple parcels governed by multiple deeds or agreements):

Owned (or ground leased) by Development Entity or Applicant _____

Under Purchase and Sale Agreement _____

Under Option Agreement _____

Note: The Grantee/Buyer on each document must be either the Applicant or the Proposed Development Entity, or you must attach an explanation showing direct control of the Grantee/Buyer by the Applicant or the Proposed Development Entity.

Grantor/Seller: _____

Grantee/Buyer: _____

Grantee/Buyer is (check one):

Applicant _____ Development Entity _____ Managing General Partner of Development Entity _____

General Partner of Development Entity _____ Other (explain) _____

Are the Parties Related? _____

For Deeds or Ground Leases

Date(s) of Deed(s) or Ground Lease(s): _____

Purchase Price: _____

For Purchase and Sale Agreements or Option Agreements

Date of Agreement: _____

Expiration Date: _____

If an extension has been granted, date of extension: _____

If an extension has been granted, new expiration date: _____

Purchase Price: _____

Will any easements or rights of way over other properties be required in order to develop the site as proposed?

Yes _____ No _____

If Yes, please describe current status of easement:

Owned (or ground leased) by Development Entity or Applicant _____

Under Purchase and Sale Agreement _____

Under Option Agreement _____

Attachment 4.c: 1_Site Approval Application for PB (1506 : Sudbury Station LLC discussion)

Application for Chapter 40B Project Eligibility/Site Approval for MassHousing-Financed and New England Fund (“NEF”) Rental Projects

Section 5: FINANCIAL INFORMATION – Site Approval Application Rental 40B

In order to issue Site Approval, MassHousing must find (as required by 760 CMR 56.04 (4)) that an initial pro forma has been reviewed and that the Proposed Project appears financially feasible and consistent with the Chapter 40B Guidelines, and that the Proposed Project is fundable under the applicable program.

Name of Proposed Project: _____

Initial Capital Budget (please enter “0” when no such source or use is anticipated)

Sources

Description	Source	Budgeted
Private Equity	Owner's Cash Equity	
Private Equity	Tax Credit Equity	
Private Equity	Developer Fee Contributed or Loaned	
Private Equity	Developer Overhead Contributed or Loaned	
Other Private Equity		
Public/Soft Debt		
Subordinate Debt		
Permanent Debt		
Permanent Debt		
Construction Debt	<i>For informational purposes only, not to be included in Sources total</i>	
Additional Source (please identify)		
Additional Source (please identify)		
Total Sources		\$

Pre-Permit Land Value, Reasonable Carrying Costs

Item	Budgeted
Site Acquisition: pre-permit land value (to be determined by MassHousing commissioned appraisal) plus reasonable carrying costs.	

Attachment 4.c: 1_Site Approval Application for PB (1506 : Sudbury Station LLC discussion)

Uses (Costs)

Item	Budgeted
Acquisition Cost (Actual)	
Actual Acquisition Cost: Land	_____
Actual Acquisition Cost: Buildings	_____
Subtotal – Acquisition Costs	_____
Construction Costs – Building Structural Costs (Hard Costs)	
Building Structure Costs	_____
Hard Cost Contingency	_____
Subtotal – Building Structural Costs (Hard Costs)	_____
Construction Costs – Site Work (Hard Costs)	
Earth Work	_____
Utilities: On Site	_____
Utilities: Off-Site	_____
Roads and Walks	_____
Site Improvement	_____
Lawns and Planting	_____
Geotechnical Condition	_____
Environmental Remediation	_____
Demolition	_____
Unusual Site Conditions/Other Site Work	_____
Subtotal –Site Work (Hard Costs)	_____
Construction Costs – General Conditions, Builders Overhead and Profit (Hard Costs)	
General Conditions	_____
Builder's Overhead	_____
Builder's Profit	_____
Subtotal – General Conditions Builders Overhead and Profit (Hard Costs)	_____
General Development Costs (Soft Costs)	
Appraisal and Marketing Study <i>(not 40B "as is" appraisal)</i>	_____
Marketing and Initial Rent Up <i>(include model units, if any)</i>	_____
Real Estate Taxes <i>(during construction)</i>	_____
Utility Usage <i>(during construction)</i>	_____
Insurance <i>(during construction)</i>	_____
Security <i>(during construction)</i>	_____
Inspecting Engineer	_____

Attachment 4.c: 1_Site Approval Application for PB (1506 : Sudbury Station LLC discussion)

Item **Budgeted**

General Development Costs (Soft Costs) - Continued

Fees to Others	_____
Construction Loan Interest	_____
Fees to Construction Lender	_____
Fees to Permanent Lender	_____
Architecture/Engineering	_____
Survey, Permits, etc.	_____
Clerk of the Works	_____
Construction Manager	_____
Bond Premiums (<i>Payment/Performance/Lien Bond</i>)	_____
Environmental Engineer	_____
Legal	_____
Title (<i>including title insurance</i>) and Recording	_____
Accounting and Cost Certification (<i>incl. 40B</i>)	_____
Relocation	_____
40B Site Approval Processing Fee	_____
40B Technical Assistance/Mediation Fund Fee	_____
40B Land Appraisal Cost (<i>as-is value</i>)	_____
40B Final Approval Processing Fee	_____
40B Subsidizing Agency Cost Certification	_____
Examination Fee	_____
40B Monitoring Agent Fees	_____
MIP	_____
Credit Enhancement	_____
Letter of Credit Fees	_____
Other Financing Fees: Tax Credit Allocation Fee	_____
Other Financing Fees	_____
Development Consultant	_____
Other Consultants (<i>describe</i>) _____	_____
Other Consultants (<i>describe</i>) _____	_____
Syndication Costs	_____
Soft Cost Contingency	_____
Other Development (Soft) Costs	_____

Subtotal – General Development Costs (Soft Costs) _____

Developer Fee and Overhead

Developer Fee	_____
Developer Overhead	_____

Subtotal – Developer Fee and Overhead _____

Capitalized Reserves

Development Reserves	_____
Initial Rent-Up Reserves	_____
Operating Reserves	_____
Net Worth Account	_____
Other Capitalized Reserves	_____

Subtotal – Capitalized Reserves _____

Summary of Subtotals

Item	Budgeted
Acquisition: Land	_____
Acquisition: Building	_____
Building Structural Costs (Hard Costs)	_____
Site Work (Hard Costs)	_____
Builder's Overhead, Profit and General Conditions (Hard Costs)	_____
Developer Fee and Overhead	_____
General Development Costs (Soft Costs)	_____
Capitalized Reserves	_____
Total Development Costs (TDC)	_____
Summary	
Total Sources	_____
Total Uses (TDC)	_____

Projected Developer Fee and Overhead*: _____

Maximum Allowable Developer Fee and Overhead**: _____

Projected Developer Fee and Overhead equals ____% of Maximum Allowable Fee and Overhead

* Note in particular the provisions of Section IV.B.5.a of the Guidelines, which detail the tasks (i) for which a developer may or may not receive compensation beyond the Maximum Allowable Developer Fee and Overhead and (ii) the costs of which must, if the tasks were performed by third parties, be included within the Maximum Allowable Developer Fee and Overhead.

** Maximum Allowable Developer Fee and Overhead is calculated as follows: 5% of acquisition costs, plus 15% of the first \$3 million of fee-based development costs, plus 12.5% of fee-based development costs between \$3 and \$5 million, plus 10% of fee-based development costs in excess of \$5 million (Per DHCD QAP Guidelines).

Initial Unit/Rent Schedule

Affordable Units @ 80% AMI	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Number of Units					
Number Square Feet					
Monthly Rent					
Utility Allowance					

Affordable Units @ 50% AMI	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Number of Units					
Number Square Feet					
Monthly Rent					
Utility Allowance					

Describe utility allowance assumptions (*utilities to be paid by tenants*): _____

Market Rate Units	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Number of Units					
Number Square Feet					
Monthly Rent					

Attachment 4.c: 1_Site Approval Application for PB (1506 : Sudbury Station LLC discussion)

Initial Rental Operating Pro-Forma (for year one of operations)

Item	Notes	Amount
Permanent Debt Assumptions		
Loan Amount	Lender:	
Annual Rate		
Term		
Amortization		
Lender Required Debt Service Coverage Ratio		
Gross Rental Income		
Other Income (utilities, parking)		
Less Vacancy (Market Units)	5% (vacancy rate)	
Less Vacancy (Affordable Units)	5% (vacancy rate)	
Gross Effective Income		
Less Operating Expenses	Per Unit:	
Net Operating Income		
Less Permanent Loan Debt Service		
Cash Flow		
Debt Service Coverage		

Describe "other income": _____

Rental Operating Expense Assumption

Item	Notes	Amount
Assumed Maximum Operating Expenses	Calculated based on Net Operating Income, Debt Service and required Debt Service Coverage listed above.	
Assumed Maximum Operating Expense/Unit*	Number of Units:	

* MassHousing may request further detail regarding projected operating expenses if such expenses appear higher or lower than market comparables.

Application for Chapter 40B Project Eligibility/Site Approval for MassHousing-Financed and New England Fund (“NEF”) Rental Projects

Section 6: APPLICANT QUALIFICATIONS, ENTITY INFORMATION AND CERTIFICATION

In order to issue Site Approval, MassHousing must find (as required by 760 CRM 56.04 (4)) that the applicant is either a non-profit public agency or would be eligible to apply as a Limited Dividend Organization and meets the general eligibility standards of the program.

Name of Proposed Project: _____

Development Team

Developer/Applicant: _____

Development Consultant (if any): _____

Attorney: _____

Architect: _____

Contractor: _____

Lottery Agent: _____

Management Agent: _____

Other (specify): _____

Other (specify): _____

Role of Applicant in Current Proposal

Development Task	Developer/Applicant	Development Consultant (identify)
Architecture and Engineering		
Local Permitting		
Financing Package		
Construction Management		
Other		

Applicant's Ownership Entity Information

Please identify for each of (i) the Applicant and, if different (ii) the Proposed Development Entity, the following (collectively with the Applicant and the Proposed Development Entity, the "Applicant Entities"): the Managing Entities, Principals, Controlling Entities and Affiliates of each.

Note: For the purposes hereof, "Managing Entities" shall include all persons and entities (e.g., natural persons, corporations, partnerships, limited liability companies, etc., including beneficiaries of nominee trusts) who are managers of limited liability companies, general partners of limited partnerships, managing general partners of limited liability partnerships, directors and officers of corporations, trustees of trusts, and other similar persons and entities that have the power to manage and control the activities of the Applicant and/or Proposed Development Entity.

Attachment 4.c: 1_Site Approval Application for PB (1506 : Sudbury Station LLC discussion)

"Principal or Controlling Entities" shall include all persons and entities (e.g., natural persons, corporations, partnerships, limited liability companies, etc., including beneficiaries of nominee trusts) that shall have the right to

- (i) approve the terms and conditions of any proposed purchase, sale or mortgage;
- (ii) approve the appointment of a property manager; and/or
- (iii) approve managerial decisions other than a decision to liquidate, file for bankruptcy or incur additional indebtedness.

Such rights may be exercisable either (i) directly as a result of such person's or entity's role within the Applicant or the Proposed Development Entity or the Managing Entities of either or (ii) indirectly through other entities that are included within the organizational structure of the Applicant and/or Proposed Development Entity and the Managing Entities of either.

In considering an application, MassHousing will presume that there is at least one Principal or Controlling Entity of the Applicant and of the Proposed Development Entity. Any person or persons who have purchased an interest for fair market value in the Applicant and/or Proposed Development Entity solely for investment purposes shall not be deemed a Principal or Controlling Entity.

"Affiliates" shall include all entities that are related to the subject organization by reason of common control, financial interdependence or other means.

Applicant

Name of Applicant: _____

Entity Type (limited liability company, limited partnership, limited liability partnership, corporation, trust, etc.): _____

State in which registered/formed: _____

List **all** Managing Entities of Applicant (you **must** list at least one): _____

List **all** Principals and Controlling Entities of Applicant and (unless the Managing Entity is an individual) its Managing Entities (use additional pages as necessary): _____

List **all** Affiliates of Applicant and its Managing Entities (use additional pages as necessary): _____

Attachment 4.c: 1_Site Approval Application for PB (1506 : Sudbury Station LLC discussion)

2. Proposed Development Entity

Name of Proposed Development Entity: _____

Entity Type *(limited liability company, limited partnership, limited liability partnership, corporation, trust, etc.):*

State in which registered/formed: _____

List **all** Managing Entities of Proposed Development Entity *(you must list at least one):* _____

List **all** Principals and Controlling Entities of Proposed Development Entity and *(unless the Managing Entity is an individual)* its Managing Entities *(use additional pages as necessary):* _____

List **all** Affiliates of Proposed Development Entity and its Managing Entities *(use additional pages as necessary):* _____

Applicant Entity 40B Experience

Please identify **every** Chapter 40B project in which the Applicant or a member of the project team has or had an interest. For each such project, state whether the construction has been completed and whether cost examination has been submitted *(use additional pages as necessary)*.

40B Project	Applicant or Team Member	Role	Municipality	Number of Units/Type	Year Completed	Cost Cert Submitted?

Attachment 4.c: 1_Site Approval Application for PB (1506 : Sudbury Station LLC discussion)

Certification

I hereby certify on behalf of the Applicant, *under pains and penalties of perjury*, that the information provided above for each of the Applicant Entities is, to the best of my knowledge, true and complete; and that each of the following questions has been answered correctly to the best of my knowledge and belief:

(Please attach a written explanation for all of the following questions that are answered with a "Yes". Explanations should be attached to this Section 6.)

Is there pending litigation with respect to any of the Applicant Entities? Yes ___ No ___

Are there any outstanding liens or judgments against any properties owned by any of the Applicant Entities? Yes ___ No ___

Have any of the Applicant Entities failed to comply with provisions of Massachusetts law related to taxes, reporting of employees and contractors, or withholding of child support? Yes ___ No ___

Have any of the Applicant Entities ever been the subject of a felony indictment or conviction? Yes ___ No ___

During the last 10 years, have any of the Applicant Entities ever been a defendant in a lawsuit involving fraud, gross negligence, misrepresentation, dishonesty, breach of fiduciary responsibility or bankruptcy? Yes ___ No ___

Have any of the Applicant Entities failed to carry out obligations in connection with a Comprehensive Permit issued pursuant to M.G.L. c. 40B and any regulations or guidelines promulgated thereunder (whether or not MassHousing is or was the Subsidizing Agency/Project Administrator) including, but not limited to, completion of a cost examination and return of any excess profits or distributions? Yes ___ No ___

Have any of the Applicant Entities ever been charged with a violation of state or federal fair housing requirements? Yes ___ No ___

Are any of the Applicant Entities not current on all existing obligations to the Commonwealth of Massachusetts, and any agency, authority or instrument thereof? Yes ___ No ___

I further certify that the information set forth set forth in this application (including attachments) is true, accurate and complete as of the date hereof to the best of my/our knowledge, information and belief. I further understand that MassHousing is relying on this information in processing the request for Site Approval in connection with the above-referenced project; and

I further certify that we have met with a representative of the 40B Department at MassHousing and understand the requirements for a) completing this application and b) the procedures if and when Site Approval is granted, including the requirement for (i) the use of the standard MassHousing Regulatory Agreement, (ii) submission to MassHousing, of a cost certification examined in accordance with AICPA attestation standards by ninety days of project completion (and prior to permanent loan closing if MassHousing is the permanent lender), of an audited cost certification by an approved certified public accountant and (iii) the posting of surety for completion of the cost certification as a condition of Final Approval by MassHousing under Chapter 40B.

Signature: _____

Name: _____

Title: _____

Date: _____

Attachment4.c: 1_Site Approval Application for PB (1506 : Sudbury Station LLC discussion)

Application for Chapter 40B Project Eligibility/Site Approval for MassHousing-Financed and New England Fund (“NEF”) Rental Projects

Section 7: NOTIFICATIONS AND FEES

Name of Proposed Project: _____

Notice

Date(s) of meetings, if any, with municipal officials prior to submission of application to MassHousing: _____

Date copy of complete application sent to chief elected office of municipality: _____

Date notice of application sent to DHCD: _____

Fees *(all fees should be payable to MassHousing)*

MassHousing Application Processing Fee (\$2500): _____

Chapter 40B Technical Assistance/Mediation Fee

a. Base Fee: _____
(Limited Dividend Sponsor \$2500, Non-Profit or Public Agency Sponsor \$1,000)

b. Unit Fee *(all projects)* \$30 per Unit: _____

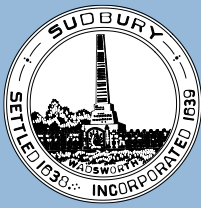
Total TA/Mediation Fee *(Base Fee plus Unit Fee)*: _____

Total Fees Due: _____

Land Appraisal Cost

You will be required to pay for an “as-is” market value appraisal of the Site to be commissioned by MassHousing. MassHousing will contact you once a quote has been received for the cost of the appraisal.

Attachment 4.c: 1_Site Approval Application for PB (1506 : Sudbury Station LLC discussion)



SUDBURY BOARD OF SELECTMEN
Tuesday, October 6, 2015

MISCELLANEOUS (UNTIMED)

5: Sudbury Housing Trust

REQUESTOR SECTION

Date of request:

Requestor: Jody Kablack

Formal Title: Discussion and vote whether to approve the Sudbury Housing Trust purchase of real estate, as presented, for Home Preservation Home #8.

Recommendations/Suggested Motion/Vote: *Discussion and vote whether to approve the Sudbury Housing Trust purchase of real estate, as presented, for Home Preservation Home #8. (Robert Morrison, Sudbury Housing Trust Chair, to attend.)*

Background Information:
See attached memo dated 10/1/15.

Financial impact expected:

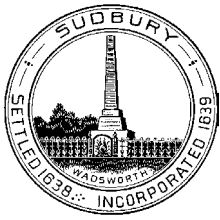
Approximate agenda time requested: 10 minutes

Representative(s) expected to attend meeting: Robert Morrison, Chair

Review:

Patty Golden	Pending
Maryanne Bilodeau	Pending
Barbara Saint Andre	Pending
Charles C. Woodard	Pending
Board of Selectmen	Pending

10/06/2015 7:30 PM



Town of Sudbury

Sudbury Housing Trust

Flynn Building
278 Old Sudbury Rd
Sudbury, MA 01776
978-639-3387

<http://www.sudbury.ma.us>
Housing@town.sudbury.ma.us

October 1, 2015

To: Board of Selectmen
From: Elizabeth Rust, for the Sudbury Housing Trust
Re: Home Preservation Program; Home Purchase #8

The Sudbury Housing Trust has selected the eighth home under the Home Preservation Program and is presenting this transaction to the Board of Selectmen for approval.

The declaration of Trust for the Sudbury Housing Trust requires Board of Selectmen approval for the purchase or sale of property. This transaction differs from the previous Home Preservation homes in that the Trust plans to purchase this home, and resell it to the end Eligible Purchaser. Previously, the Trust was neither the buyer nor seller in the Home Preservation Program transactions, but only provided a purchase subsidy amount at closing between the seller and the Eligible Purchaser, selected from a lottery held for this purpose. The reason this transaction is different as the end buyer has not been identified, and the seller will not wait. After careful consideration, the Trust voted to take title to the property and then resell it to the identified buyer at the appropriate time. The home is expected to be highly marketable, with minimal repairs, and the Trust has sufficient funds.

Home Selection Process:

The target property for this program is a well maintained 2 or 3-bedroom, 1.5 or 2-bath home with a sales price of under \$400,000, depending on the extent of repairs required.

As with the previous seven Home Preservation homes (2/08, 8/08, 4/09, 9/10, 8/11, 7/13, 8/14), this property was selected after reviewing all candidate houses on the market for under \$450,000. This property has been on the market since September 15, and one previous offer fell apart. [The specific address for this particular property is withheld as of this writing, as the offer process is not complete, and disclosing would jeopardize the transaction. The details will be available at the Selectmen meeting.]



As informative background, the Office of the Inspector General has confirmed that this program is exempt from the requirements of Chapter 30B under the CPA Chapter 44, section 5(f) whereby Chapter 30B does not apply to acquisition of real property by a public entity with funds appropriated from the Community Preservation Funds.

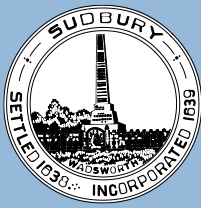
Buyer Selection Process:

The Eligible Purchaser for this property (and the Maynard Road Homes) will be selected at a lottery scheduled Thursday October 8, 2015. The applicant eligibility is being finalized from the 18 received applications. As is the custom, the Trust holds an annual lottery for all affordable housing opportunities in Sudbury. This is an efficient manner to create a ranked list of eligible purchasers.

Closing Process:

The Offer to Purchase is contingent on the home inspection. From there, the Trust will execute a P&S, and proceed towards closing. Any required repairs will be completed after purchase, and the home sold to the end buyer with a closing anticipated in early January.

Attachment 5.a: BoS memo home #8 Robbins Rd (1508 : Sudbury Housing Trust)



SUDBURY BOARD OF SELECTMEN
Tuesday, October 6, 2015

MISCELLANEOUS (UNTIMED)

6: New Cingular Wireless Lease

REQUESTOR SECTION

Date of request:

Requested by: Patty Golden

Formal Title: Discussion and vote on whether to authorize Interim Town Manager to execute a consent to an assignment of the lease between the Town and New Cingular Wireless, PCS to Varsity Wireless Investors, LLC. Proposed vote: Move to approve the assignment of the lease between the Town and New Cingular Wireless, PCS to Varsity Wireless Investors, LLC, and to authorize the Interim Town Manager to execute a consent to the assignment.

Recommendations/Suggested Motion/Vote: Discussion and vote on whether to authorize Interim Town Manager to execute a consent to an assignment of the lease between the Town and New Cingular Wireless, PCS to Varsity Wireless Investors, LLC.

Proposed vote: Move to approve the assignment of the lease between the Town and New Cingular Wireless, PCS to Varsity Wireless Investors, LLC, and to authorize the Interim Town Manager to execute a consent to the assignment.

Background Information:
attached

Financial impact expected:

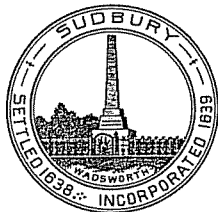
Approximate agenda time requested: 15 minutes

Representative(s) expected to attend meeting: Jody Kablack

Review:

Patty Golden	Pending
Maryanne Bilodeau	Pending
Barbara Saint Andre	Pending
Charles C. Woodard	Pending
Board of Selectmen	Pending

10/06/2015 7:30 PM



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

TO: Zoning Board of Appeals
Planning Board

FROM: *JAK* Jody Kablack, Planning and Community Development Director

RE: Varsity Wireless Investors LLC, Site Plan and Special Permit/Variance Applications
275 Old Lancaster Road, DPW Facility

DATE: October 1, 2015

This application seeks Site Plan, Special Permit and Variance approval to install a 140 foot monopole wireless communications tower with internal antennas, and approximately 900 sq. ft. of land for equipment needs, on property located at 275 Old Lancaster Road owned by the Town of Sudbury and contained in the Wireless Overlay District. The property is a 16 acre parcel located in an A-Residential Zoning District and Zone III of the Water Resource Protection District, and is presently improved with the Town's DPW facility. The applications request approval for 2 carriers, as well as the installation of Town public safety equipment. A dimensional variance for the height of facility to exceed the 100' height limit is also proposed.

I have reviewed the above applications for conformance with the Zoning Bylaw, and offer the following comments and recommendations:

1. These applications are a result of a Request for Proposals advertised by the Board of Selectmen in June 2014 for the lease of land for a wireless communication facility on this property. The Selectmen awarded the proposal to New Cingular Wireless in August 2014 as the most advantageous proposal, subject to the execution of a lease. New Cingular Wireless and the Town (through Town Counsel) have come to agreement on the terms of a lease, which requires the assignment of the lease to Varsity Wireless for construction of the facility. General provisions of the lease include a 10 year term with 2 five year extensions, annual payment to the Town of \$27,000, and a one-time \$50,000 payment to be used for public safety communications.
2. A balloon test was conducted in accordance with section 4375 of the Bylaw on September 19, 2015, and the results will be shared with the Board at the hearing on October 5, 2015.
3. The Special Permit application requests approval for 2 carriers, which complies with section 4354 of the Zoning Bylaw. If approved, no further zoning approvals will be necessary for another carrier to co-locate on the tower and erect an equipment shelter at a future date. However, since this is Town land, the Board of Selectmen will need to issue an RFP prior to the use of the tower by any future carriers.
4. The wetland boundaries have not been approved by the Conservation Commission, and the applicant is urged to proceed with that approval immediately as there are multiple wetland resource areas surrounding the property. The Plan indicates that the proposal is outside all required buffer areas, however this must be confirmed prior to construction. A wetland report dated June 2015 has been received and will be circulated to the Conservation Commission office for review.
5. The access drive and the provision of utilities to the equipment area will be along the existing driveway from Old Lancaster Road, which is sufficient for this proposal.
6. A General Stormwater Management Permit application will be required for this proposal. Approximately 900 sq. ft. of disturbance is anticipated.

7. There is no additional impervious surface being added to the site with this proposal. The tower and equipment structure will be located on an already paved surface. Site drainage will consist of a 3" deep crushed stone base over a layer of geotextile filter fabric to be installed beneath the entire compound area to naturally infiltrate stormwater. Hay bales and silt fencing will be installed to the south of the compound area to intercept any runoff or sediment from the construction activities prior to reaching the wetlands.
8. Power back-up will be provided by a natural gas generator located within the equipment compound, which will be fed from an underground line located on the property.
9. All utilities to the new facility must be installed underground. Electricity will originate at an existing utility pole located on the property, however any extensions for this facility must be installed underground.
10. It is recommended that the barbed wire proposed along the top of the fence around the facility be removed. The property is well patrolled by the Sudbury Police Department, as it contains the fueling facility for all town vehicles.
11. Typically a radio frequency analysis is supplied with an application for a new tower in order to fulfill section 4354 of the Bylaw (demonstration that the facility cannot be accommodated on an existing or approved tower within a ½ mile radius of the proposed tower). The applicant has informed me that this information will be submitted at the hearing.
12. The diameter of the tower at its base will be 60" at the base, tapering to 48" at the top. This detail should be added to the Plan.
13. The tower will be a galvanized (non-reflective) gray color and the fiberglass shrouds on top will be gray as well. This detail should be added to the Plan.
14. A post-construction construction control affidavit should be required to be performed to ensure that the tower was constructed properly.
15. Section 4360 of the bylaw requires a bond to dismantle and remove the facility be posted prior to issuance of a building permit for of the facility. This should be included in any decisions granted.
16. The ability to co-locate town equipment on this tower in the future should be included as a condition of any approval.
17. Signature blocks for the Building Inspector, DPW Director and Planning Director must be added to all Plan sheets.
18. The deadline to render a decision on the Site Plan application is January 9, 2016 (120 days from filing the application). The deadline to render a decision on the Special Permit is 90 days from the close of the public hearing. The deadline to render a decision on the Variance application is December 20, 2015 (100 days from filing the application).

cc: Applicant Police Chief Board of Selectmen
 DPW Director Conservation Agent Town Manager
 Building Inspector Fire Chief

CONSENT TO ASSIGNMENT

Reference is made to the

(i) Lease Agreement dated _____ (the "Lease Agreement") by and between the Town of Sudbury, having a mailing address at 278 Old Sudbury Road, Sudbury, Massachusetts, 01776, ("Landlord") and New Cingular Wireless PCS, LLC, a Delaware limited liability company, having a mailing address of 575 Morosgo Drive NE, Atlanta, GA 30324 ("Tenant" or "Assignor"); and

(ii) Assignment of Lease made and entered into effective as of the ____ day of _____, 2015 (the "Assignment") by and between Tenant, as Assignor, and Varsity Wireless Investors, LLC, a Delaware limited liability company, with an address at 290 Congress Street, 7th Floor, Boston, MA 02210 ("Assignee").

Pursuant to Section 16 of the Lease Agreement, in consideration of the recitals and the covenants and agreements contained herein and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Landlord hereby consents to the execution and delivery of the Assignment by Assignor to Assignee upon the following provisions, conditions and terms:

1. Assignee agrees to abide by and be bound by all the terms and conditions of the Lease Agreement. All terms, representations, warranties, covenants conditions and restrictions of the Lease Agreement are hereby ratified, restated and confirmed by Assignee and shall be and remain in full force and are assumed by Assignee.
2. As required by Section 17 of the Lease Agreement, notices shall be addressed as follows:

"As to Tenant:

Varsity Wireless Investors, LLC
290 Congress Street, 7th Floor
Boston, MA 02210
Attn: Christopher J. Davis, President"
3. By its consent Landlord does not in any way make or infer a finding that the Assignor is or is not in good standing or in compliance with the Lease Agreement. This consent does not waive any of the Town's rights or remedies as to Tenant with respect to any provisions of the Lease Agreement.
4. The parties each acknowledge and represent that it duly organized, validly existing and in good standing and has the right, power and authority to enter into this Consent to Assignment and bind itself hereto through the party set forth as signatory below.

LANDLORD
TOWN OF SUDBURY

By: _____
Name: Maryanne Bilodeau
Title: Interim Town Manager

TENANT/ASSIGNOR
New Cingular Wireless PCS, LLC

By: _____
Name:
Title:

ASSIGNEE
Varsity Wireless Investors, LLC,

By: _____
Name:
Title:

DATED: _____

2015.09.25 consent to assignment (1914-09)

Attachment6.b: 2015 10 02 Consent to Assignment (1914-09) (002) (1511 : New Cingular Wireless Lease)

VARSIY WIRELESS INVESTORS, LLC

CERTIFICATE

The undersigned, being all of the President of Varsity Wireless Investors, LLC, a Delaware limited liability company (the "Company"), do hereby certify that:

1. Attached hereto as Exhibit A is a true and correct copy of the Application for Registration for a Foreign Limited Liability Company for the Company duly filed with the Secretary of State of the Commonwealth as of the date hereof, which Application for Registration has not been revoked, modified, amended or rescinded and is full force and effect on the date hereof.

2. As indicated in Section 8 of the Application for Registration, Christopher J. Davis is the person authorized to execute, acknowledge, and deliver any instrument purporting to affect an interest in real property.

3. Each of the following persons has been duly elected to and presently holds the office(s) of the Company set forth opposite his name below and the signature of each such person appearing opposite his name below is his own true signature:

<u>Name</u>	<u>Office</u>	<u>Signature</u>
Christopher J. Davis	President	_____

IN WITNESS WHEREOF, I have hereunto set my hand as of this _____ day of _____, 2015.

Christopher J. Davis, President

Attachment6.b: 2015 10 02 Consent to Assignment (1914-09) (002) (1511 : New Cingular Wireless Lease)

EXHIBIT A
CERTIFICATE OF REGISTRATION

Attachment 6.b: 2015 10 02 Consent to Assignment (1914-09) (002) (1511 : New Cingular Wireless Lease)



The Commonwealth of Massachusetts
Secretary of the Commonwealth
State House, Boston, Massachusetts 02133

William Francis Galvin
 Secretary of the
 Commonwealth

Date: September 29, 2015

To Whom It May Concern :

I hereby certify that a certificate of registration for a Foreign Limited Liability Company was filed in this office by

VARSITY WIRELESS INVESTORS, LLC

in accordance with the provisions of Massachusetts General Laws, Chapter 156C, on
February 09, 2015.

I further certify that, so far as appears of record, said registration has not been cancelled,
 withdrawn, or revoked.



In testimony of which,
 I have hereunto affixed the
 Great Seal of the Commonwealth
 on the date first above written.

William Francis Galvin

Secretary of the Commonwealth

Certificate Number: 15095521210

Verify this Certificate at: <http://corp.sec.state.ma.us/CorpWeb/Certificates/Verify.aspx>

Processed by: tad

F **The Commonwealth of Massachusetts**
William Francis Galvin
Secretary of the Commonwealth
One Ashburton Place, Room 1717, Boston, Massachusetts 02108-1512

**Foreign Limited Liability Company
Application for Registration
(General Laws Chapter 156C, Section 48)**

Federal Identification No.: _____

(1a) The exact name of the limited liability company:

VARSITY WIRELESS INVESTORS, LLC

(1b) If different, the name under which it proposes to do business in the Commonwealth of Massachusetts:

(2) The jurisdiction* where the limited liability company was organized:

Delaware

(3) The date of organization in that jurisdiction: **08/13/2013**

(4) The general character of the business the limited liability company proposes to do in the Commonwealth:

Own & Operate Wireless Communications Facilities

(5) The business address of its principal office:

**346 Congress Street, Suite 703
Boston, MA 02210**

(6) The business address of its principal office in the Commonwealth, if any:

**346 Congress Street, Suite 703
Boston, MA 02210**

(7) The name and business address, if different from principal office location, of each manager:

No managers

Attachment 6.b: 2015 10 02 Consent to Assignment (1914-09) (002) (1511 : New Cingular Wireless Lease)

(8) The name and business address of each person authorized to execute, acknowledge, deliver and record any recordable instrument purporting to affect an interest in real property recorded with a registry of deeds or district office of the land court:

NAME

ADDRESS

Christopher Davis

346 Congress Street, Suite 703
Boston, MA 02210

(9) The name and street address of the resident agent in the Commonwealth:

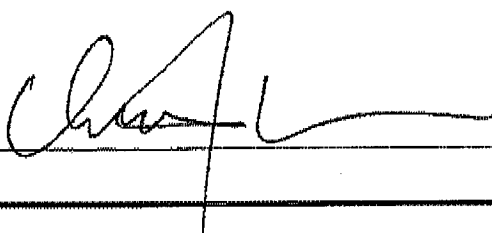
Registered Agents Inc.

82 Wendell Ave., Suite 100
Pittsfield, MA 01201

(10) The latest date of dissolution, if specified: _____

(11) Additional matters:

Signed by (by at least one authorized signatory):



I, Bill Havre of Registered Agents Inc.

resident agent of the above limited liability company, consent to my appointment as resident agent pursuant to G.L. c156C § 48 (or attach resident agent's consent hereto).

* Attach a certificate of existence or good standing issued by an officer or agency properly authorized in home state.

Attachment 6.b: 2015 10 02 Consent to Assignment (1914-09) (002) (1511 : New Cingular Wireless Lease)

Delaware

PAGE 1

The First State

I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY "VARSITY WIRELESS INVESTORS, LLC" IS DULY FORMED UNDER THE LAWS OF THE STATE OF DELAWARE AND IS IN GOOD STANDING AND HAS A LEGAL EXISTENCE SO FAR AS THE RECORDS OF THIS OFFICE SHOW, AS OF THE SIXTH DAY OF FEBRUARY, A.D. 2015.

AND I DO HEREBY FURTHER CERTIFY THAT THE ANNUAL TAXES HAVE BEEN PAID TO DATE.

AND I DO HEREBY FURTHER CERTIFY THAT THE SAID "VARSITY WIRELESS INVESTORS, LLC" WAS FORMED ON THE THIRTEENTH DAY OF AUGUST, A.D. 2013.

5382676 8300

150160432



[Signature]
Jeffrey W. Bullock, Secretary of State
AUTHENTICATION: 2101611

DATE: 02-06-15

You may verify this certificate online at corp.delaware.gov/authver.shtml

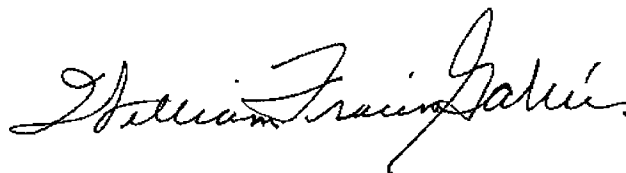
Attachment6.b: 2015 10 02 Consent to Assignment (1914-09) (002) (1511 : New Cingular Wireless Lease)

THE COMMONWEALTH OF MASSACHUSETTS

I hereby certify that, upon examination of this document, duly submitted to me, it appears that the provisions of the General Laws relative to corporations have been complied with, and I hereby approve said articles; and the filing fee having been paid, said articles are

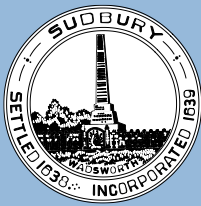
deemed to have been filed with me on:

February 09, 2015 10:40 AM



WILLIAM FRANCIS GALVIN

Secretary of the Commonwealth



SUDBURY BOARD OF SELECTMEN
Tuesday, October 6, 2015

MISCELLANEOUS (UNTIMED)

7: Amend petition re: special act

REQUESTOR SECTION

Date of request:

Requestor: Carmine Gentile

Formal Title: Vote to amend the petition submitted by Patricia A. Brown, Robert C. Haarde, Susan N. Iuliano, Leonard A. Simon, and Charles C. Woodard so that the text beginning at SECTION I would read as follows: "SECTION 1. Chapter 169 of the Acts of 2012 is hereby amended by striking out section 8 and inserting in place thereof the following: Section 8. This Act shall expire on December 31, 2018. SECTION 2. Notwithstanding any general or special law to the contrary, acceptance of this act by the Town of Sudbury shall be by an affirmative vote of a majority of the voters at any regular or special election at which the question of acceptance is placed on the ballot. This act shall take effect upon an affirmative vote of the town. SECTION 3. This act shall take effect immediately."

Recommendations/Suggested Motion/Vote: Vote to amend the petition submitted by Patricia A. Brown, Robert C. Haarde, Susan N. Iuliano, Leonard A. Simon, and Charles C. Woodard so that the text beginning at SECTION I would read as follows:

"SECTION 1. Chapter 169 of the Acts of 2012 is hereby amended by striking out section 8 and inserting in place thereof the following:

Section 8. This Act shall expire on December 31, 2018.

SECTION 2. Notwithstanding any general or special law to the contrary, acceptance of this act by the Town of Sudbury shall be by an affirmative vote of a majority of the voters at any regular or special election at which the question of acceptance is placed on the ballot. This act shall take effect upon an affirmative vote of the town.

SECTION 3. This act shall take effect immediately."

Background Information:

The Massachusetts House and Senate Joint Committee on Revenue requires that the Amendment of Chapter 169 of the Acts of 2012 submitted by the Board of Selectmen pursuant to Art. 35 of the May 5, 2015 Annual Town Meeting contain a sunset provision to allow the Town Meeting to determine whether or not to extend the senior needs based tax for additional three year periods. The language of the Amendment has been prepared by the Chief Legal Counsel of the House of Representatives and rewords the remainder of the Amendment.

Financial impact expected:

Approximate agenda time requested: 10 minutes

Representative(s) expected to attend meeting: Carmine Gentile

Review:

Patty Golden	Pending
Maryanne Bilodeau	Pending
Barbara Saint Andre	Pending
Charles C. Woodard	Pending
Board of Selectmen	Pending

10/06/2015 7:30 PM



The Commonwealth of Massachusetts
House of Representatives
State House, Boston 02133-1054

CARMINE L. GENTILE
STATE REPRESENTATIVE
13TH MIDDLESEX DISTRICT
SUDBURY • MARLBOROUGH
WAYLAND • FRAMINGHAM

October 1, 2015

Committees:
Joint Committee on Higher Education
Committee on Technology and
Intergovernmental Affairs
Joint Committee on Elder Affairs
Committee on Global Warming
and Climate Change

STATE HOUSE, ROOM 39
TEL. (617) 722-2014
FAX. (617) 722-2215
Carmine.Gentile@MAhouse.gov

Susan N. Iuliano
Vice Chairman
Board of Selectmen
Flynn Building
Sudbury, MA 01776

HAND DELIVERED

RE: SPECIAL ACT: An Act Authorizing the Town of Sudbury to Amend Chapter 169 of the Acts of 2012

Dear Vice Chairman Iuliano:

The Joint Committee on Revenue heard House bill No. 3576 (H3576) to amend the Sudbury senior citizen property tax exemption on July 28, 2015 following the House's last formal session on July 9, 2015 prior to its reconvening in formal session yesterday, September 30th. Earlier this month the House Chairman of the Committee on Revenue informed me that the bill would need to have a sunset provision to allow Town Meeting or the Board of Selectmen to periodically decide whether or not to extend the senior needs based tax break for an additional 3 years.

Following up on our telephone conference yesterday afternoon, in Chairman Brown's absence, I am writing to request that you place on the agenda at the Board of Selectmen's meeting on Tuesday, October 6, 2015 the above captioned SPECIAL ACT for the purpose of the Board voting to amend said ACT to conform to the motion passed under Article 35 at Town Meeting held on May 5, 2015 and meet the requirements of the Massachusetts House and Senate Joint Committee on Revenue so that the amendment of Chapter 169 of the Acts of 2012 sought by the SPECIAL ACT may be voted by the House and Senate in the weeks remaining to do so before Chapter 169 of the Acts of 2012 expires (three years and 30 days after its passage in 2012 by vote of the Town).

The VOTE requested would be to amend the Petition previously submitted by Patricia A. Brown, Robert C. Haarde, Susan N. Iuliano, Leonard Simon, and Charles Woodard (copies enclosed) so that the text beginning at SECTION 1 would be amended to read as follows:

“SECTION 1. Chapter 169 of the Acts of 2012 is hereby amended by striking out section 8 and inserting in place thereof the following:

Section 8. This Act shall expire on December 31, 2018.

SECTION 2. Notwithstanding any general or special law to the contrary, acceptance of this act by the Town of Sudbury shall be by an affirmative vote of a majority of the voters at any regular or special election at which the question of acceptance is placed on the ballot. This act shall take effect upon an affirmative vote of the town.

SECTION 3. This act shall take effect immediately.”

The suggested wording was prepared by James C. Kennedy, Chief Legal Counsel of the Massachusetts House of Representatives. For clarification I have attached his email to me sent Wednesday, September 30, 2015 4:18PM together with copies of his suggested rewording of House No. 3576.

For your convenience I am also enclosing copies of the May 26, 2015 correspondence received from Maryanne Bilodeau and enclosures transmitted therewith.

Extending the Act to December 31, 2018 will allow time to have Town Meeting vote a Special Act which contains a sunset provision for periodic review.

If the Board does vote to modify the SPECIAL ACT on October 6, 2015 I would ask that it not be mailed to me at the State House. I can pick it up at the Flynn Building and this will save us several days. It would also be helpful to have the Town Clerk verify the date on which the SPECIAL ACT was voted by the Town in 2012.

Sincerely,



Carmine L. Gentile

Cc: Patricia A. Brown
Robert C. Haarde
Leonard A. Simon
Charles C. Woodard
Maryanne Bilodeau

Blatchford, James (HOU)

From: Kennedy, James C (HOU)
Sent: Wednesday, September 30, 2015 4:18 PM
To: Blatchford, James (HOU)
Cc: Gentile, Carmine - Rep (HOU)
Subject: RE: Sudbury Home Rule petition

Importance: High

Hi Rep.,

It was nice seeing you today. The Home Rule Amendment submitted by the town of Sudbury and now pending before the Joint Committee on Revenue (see H3576) is a modified restricted vote. What that means is that prior to making anything other than clerical or editorial changes to the legislation, the General Court would need to have the written approval of the Sudbury Board of Selectmen.

As you know, the pending bill would repeal the sunset provision of chapter 169 of the Acts of 2012 thereby making said chapter 169 effective in perpetuity (or at least until repealed by General Court based on a duly enacted Home Rule from Sudbury). The amendment you would like the General Court to enact would eliminate the repeal and replace it with another sunset provision, presumably for 3 more years. This amendment would be a substantive change to the Home Rule and would therefore require that the Sudbury Board of Selectmen approve the amendment. Absent approval by the Board of Selectmen, the amendment would not be constitutionally competent and would therefore not be approved by the House Committee on Bills in the Third Reading.

On another note, I notice that in section 2 of the bill there is language which requires that the town election be held at least 45 days after the enactment. I do not see that language in the Home Rule paperwork you provided to me and I am curious as to where it originated as, unless it were included in the Home Rule adopted by the town, this too would need to be approved by the Board of Selectmen prior to the General Court enacting it.

Finally, I see that chapter 169 of the acts of 2012 was signed into law by the Governor on July 12, 2012 and took effect, per section 5 of chapter 169, 30 days after the voters approved the law at the ballot. I presume that this happened at a November 2012 election? If so, and for your edification, House 3576 would need to be enacted before chapter 169 of the acts of 2012 sunsets pursuant to section 8 of chapter 169 because once a law sunsets it cannot be revived by an amendment, but would be required to be reenacted as a whole.

Hope this helps

Thanks,

jk

ATTORNEY-CLIENT PRIVILEGED COMMUNICATION

James C. Kennedy
Chief Legal Counsel

HOUSE DOCKET, NO. 3898 FILED ON: 6/1/2015

HOUSE No. 3576

The Commonwealth of Massachusetts

PRESENTED BY:

Carmine L. Gentile

To the Honorable Senate and House of Representatives of the Commonwealth of Massachusetts in General Court assembled:

The undersigned legislators and/or citizens respectfully petition for the adoption of the accompanying bill:

An Act authorizing the town of Sudbury to amend Chapter 169 of the Acts of 2012.

PETITION OF:

NAME:	DISTRICT/ADDRESS:
<i>Carmine L. Gentile</i>	<i>13th Middlesex</i>
<i>James B. Eldridge</i>	<i>Middlesex and Worcester</i>

HOUSE DOCKET, NO. 3898 FILED ON: 6/1/2015

HOUSE No. 3576

By Mr. Gentile of Sudbury, a petition (accompanied by bill, House, No. 3576) of Carmine L. Gentile and James B. Eldridge (by vote of the town) that the town of Sudbury be authorized to amend the senior citizen property tax exemption. Revenue. [Local Approval Received.]

The Commonwealth of Massachusetts

In the One Hundred and Eighty-Ninth General Court
(2015-2016)

An Act authorizing the town of Sudbury to amend Chapter 169 of the Acts of 2012.

Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same, as follows:

1 ———SECTION 1. Chapter 169 of the Acts of 2012 is hereby amended by striking out sSection
2 ~~8- and inserting in place thereof the following: -thereof in its entirety.~~

3 Section 8. This act shall expire on December 31, 2018.

4 ———SECTION 2. Notwithstanding any general or special law to the contrary, acceptance of
5 this act by the town of Sudbury shall be by an affirmative vote of a majority of the voters at any
6 regular or special election at which the question of acceptance is placed on the ballot. This act
7 shall take effect upon an affirmative vote of the town. This act shall take effect upon its
8 acceptance by a vote of the Town of Sudbury at the next special or annual town election held at
9 least 45 days after enactment.

10 SECTION 3. This act shall take effect immediately.



THE 189TH GENERAL COURT OF
THE COMMONWEALTH OF MASSACHUSETTS

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Chapter 169	AN ACT AUTHORIZING THE TOWN OF SUDBURY TO ESTABLISH A MEANS TESTED SENIOR CITIZEN PROPERTY TAX EXEMPTION. PREV NEXT

Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same as follows:

SECTION 1. With respect to each qualifying parcel of real property classified as Class one, residential in the town of Sudbury there shall be an exemption from the property tax equal to the total amount of tax that would otherwise be assessed without this exemption less the sum of (i) 10 per cent of the total annual qualifying income for purposes of the states "circuit breaker" income tax credit, and (ii) the amount of the state's "circuit breaker" credit the applicant was eligible to receive in the year prior to the application being filed. The percentage of total annual qualifying income may be raised by section 3. In no event shall property taxes be reduced by more than 50 per cent by this exemption. The exemption shall be applied to the domicile of the taxpayer only. For the purposes of this act, "parcel" shall be a unit of real property as defined by the assessors under the deed for the property and shall include a condominium unit.

SECTION 2. The board of assessors may deny an application if they find the applicant has excessive assets that place them outside of the intended recipients of the senior exemption created by this act. Real property shall qualify for the exemption under section 1 if all of the following criteria are met:

- (a) the qualifying real property is owned and occupied by a person whose prior year's income would make the person eligible for the circuit breaker income tax credit under subsection (k) of section 6 of chapter 62 of the General Laws;
- (b) the qualifying real property is owned by a single applicant age 65 or older at the close of the previous year or jointly by persons either of whom is age 65 or above at the close of the previous year and if the joint applicant is 60 years of age or older;
- (c) the qualifying real property is owned and occupied by the applicant or joint applicants as their domicile;
- (d) the applicant or at least 1 of the joint applicants has been domiciled in the town of Sudbury for at least 10 consecutive years before filing an application for the exemption;
- (e) the maximum assessed value of the domicile is no greater than the prior year's average assessed value of a Sudbury single family residence plus 10 per cent; and
- (f) the board of assessors has approved the application.

SECTION 3. The exemption under section 1 shall be in addition to any other exemption allowable under the General Laws, except that there shall be a dollar cap on all the exemptions granted by this act equal to .5 per cent of the fiscal year's total residential property tax levy for the town of Sudbury, including the levy for the regional high school if not included in the town of Sudbury's tax levy at some subsequent date with the total exemption amount granted by this act allocated proportionally within the tax levy on all residential taxpayers. After the first year of such exemption, the total cap on the exemptions granted by this act shall be set annually by the board of selectmen within a range of .5 to 1 per cent of the residential property tax levy for the town of Sudbury, including the levy for the regional high school. In the event that benefits to the applicants may be limited because the percentage established annually by the selectmen would otherwise be exceeded, the benefits shall be allocated by raising the total annual qualifying income percentage as required in section 1 as necessary to not exceed the cap. In the event the cap exceeds the need for the exemption, the total cap on the exemptions granted by this act shall be reduced to meet the need.

SECTION 4. A person who seeks to qualify for the exemption under section 1 shall, before the deadline established by the board of assessors, file an application, on a form to be adopted by the board of assessors, with the supporting documentation of the applicant's income and assets as described in the application. The application shall be filed each year for which the applicant seeks the exemption.

SECTION 5. Acceptance of this act by the town of Sudbury shall be by an affirmative vote of a majority of the voters at any regular or special election at which the question of acceptance is placed on the ballot. Sections 1 to 4, inclusive, and sections 7 and 8 shall take effect 30 days after an affirmative vote by the town.

SECTION 6. This act may be revoked by an affirmative vote of a majority of the voters at any regular or special town election at which the question of revocation is placed on the ballot. Revocation of sections 1 to 4, inclusive, and sections 7 and 8 shall take effect 30 days after an affirmative vote by the town.

SECTION 7. No exemption shall be granted under this act until the Department of Revenue certifies a residential tax rate for the applicable tax year where the total exemption amount is raised by a burden shift within the residential tax levy.

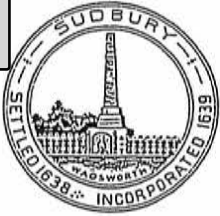
SECTION 8. This act shall expire after 3 years of implementation of the exemption.

Approved, July 27, 2012.

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Maryanne Bilodeau
Interim Town Manager

TOWN OF SUDBURY

Office of the Interim
Town Manager
www.sudbury.ma.us

278 Old Sudbury Road
Sudbury, MA 01776-1843
978-639-3381
Fax: 978-443-0756
Email: townmanager@sudbury.ma.us

May 26, 2015

The Hon. Representative Carmine Gentile
State House, Room 39
Boston, MA 02133

RE: SPECIAL ACT: An Act Authorizing the Town of Sudbury to Amend Chapter 169 of the Acts of 2012

Dear Representative Gentile:

Enclosed herewith for filing is a Special Act for legislative approval pursuant to Article 35 of the May 5, 2015 Town of Sudbury Annual Town Meeting (certified copy enclosed). The intent of this Act is the deletion of Section 8 of Chapter 169 of the Acts of 2012, An Act Authorizing the Town of Sudbury to Establish a Means Tested Senior Citizen Property Tax Exemption.

Thank you for your assistance in this matter. Please do not hesitate to call me or Town Counsel Barbara Saint Andre (978-639-3384) if you have any questions.

Sincerely,

Maryanne Bilodeau
Maryanne Bilodeau
Interim Town Manager

Enclosures

cc: ✓ Senator Michael J. Barrett
Senator James B. Eldridge



At a legal meeting of the qualified voters of the Town of Sudbury, held May 5, 2015 the following business was transacted under

Article 35 – SPECIAL ACT-EXTENSION OF MEANS TESTED SENIOR EXEMPTION PROGRAM

MODERATOR DECLARED PASSED BY WELL MORE THAN A MAJORITY:

To authorize the Board of Selectmen to petition the General Court for a Special Act amending Chapter 169 of the Acts of 2012 by deleting Section 8 in its entirety; providing that the General Court may make clerical or editorial changes of form only to the bill, unless the Board of Selectmen approve amendments to the bill before enactment by the General Court; and provided further that the Board of Selectmen be authorized to approve amendments which shall be within the scope of the general public objectives of the petition; said Special Act shall become effective upon Sudbury voter approval of the Special Act at either a regular or special Town election.

A true copy, Attest:

Rosemary B. Harvell
Town Clerk



The Commonwealth of Massachusetts

IN THE YEAR TWO THOUSAND AND FIFTEEN

AN ACT AUTHORIZING THE TOWN OF SUDBURY TO AMEND CHAPTER 169 OF THE ACTS OF 2012.

Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same, as follows:

SECTION 1. Chapter 169 of the Acts of 2012 is hereby amended by striking Section 8 thereof in its entirety.

SECTION 2. This Act shall take effect upon its acceptance by a vote of the Town of Sudbury at the next special or annual town election held at least 45 days after enactment.

To the Honorable Senate and House of Representatives of The Commonwealth of Massachusetts
in General Court assembled.

The undersigned, citizens ofSudbury....., respectfully
petition for the passage of the accompanying bill or resolve, and/or for legislation

Petitioners are requested to sign names and addresses legibly.

Patricia A Brown

Patricia A. Brown

34 Whispering Pine Road, Sudbury, MA 01776

Robert C. Haarde

Robert C. Haarde

37 Belcher Drive, Sudbury, MA 01776

Susan N. Iuliano

Susan N. Iuliano

22 Jason Drive, Sudbury, MA 01776

Leonard A. Simon

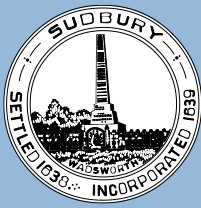
Leonard A. Simon

40 Meadowbrook Circle, Sudbury, MA 01776

Charles C. Woodard

Charles C. Woodard

32 Old Framingham Road #29, Sudbury, MA 01776



SUDBURY BOARD OF SELECTMEN
Tuesday, October 6, 2015

MISCELLANEOUS (UNTIMED)

8: Minuteman update

REQUESTOR SECTION

Date of request:

Requestor: Len Simon

Formal Title: Update on recent developments concerning the Minuteman Building Project. (Selectman Simon to present)

Recommendations/Suggested Motion/Vote: Update on recent developments concerning the Minuteman School Building Project. (Selectman Simon to present)

Background
Information:

Financial impact expected:n/a

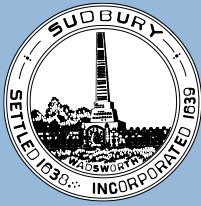
Approximate agenda time requested: 15 minutes

Representative(s) expected to attend meeting: Len Simon

Review:

Patty Golden	Pending
Maryanne Bilodeau	Pending
Barbara Saint Andre	Pending
Charles C. Woodard	Pending
Board of Selectmen	Pending

10/06/2015 7:30 PM



SUDBURY BOARD OF SELECTMEN
Tuesday, October 6, 2015

MISCELLANEOUS (UNTIMED)

9: Approve SSA agreement

REQUESTOR SECTION

Date of request:

Requestor: Maryanne Bilodeau

Formal Title: Discussion and vote on whether to approve the Memorandum of Agreement (MOA) between the Town of Sudbury and the Sudbury Supervisory Association, and ratify the vote taken in Executive Session as well as to authorize the Town Manager to sign said agreement.

Recommendations/Suggested Motion/Vote: Discussion and vote on whether to approve the Memorandum of Agreement (MOA) between the Town of Sudbury and the Sudbury Supervisory Association, and ratify the vote taken in Executive Session as well as to authorize the Town Manager to sign said agreement.

Background Information:
Attached

Financial impact expected:

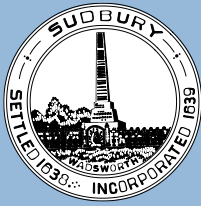
Approximate agenda time requested:

Representative(s) expected to attend meeting:

Review:

Patty Golden	Pending
Maryanne Bilodeau	Pending
Barbara Saint Andre	Pending
Charles C. Woodard	Pending
Board of Selectmen	Pending

10/06/2015 7:30 PM



SUDBURY BOARD OF SELECTMEN
Tuesday, October 6, 2015

MISCELLANEOUS (UNTIMED)

10: Septage Facility Agreement

REQUESTOR SECTION

Date of request:

Requestor: Chairman Brown

Formal Title: Discussion and vote whether to approve the Intermunicipal Agreement between the Towns of Wayland and Sudbury for Septage Disposal Facility Disposition, and authorize the Town Manager to sign said agreement.

Recommendations/Suggested Motion/Vote: Discussion and vote whether to approve the Intermunicipal Agreement between the Towns of Wayland and Sudbury for Septage Disposal Facility Disposition, and authorize the Town Manager to sign said agreement.

Background Information:
Attached IMA

Financial impact expected:see attached

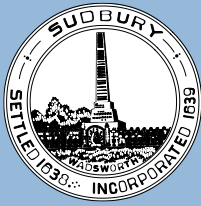
Approximate agenda time requested:

Representative(s) expected to attend meeting:

Review:

Patty Golden	Pending
Maryanne Bilodeau	Pending
Barbara Saint Andre	Pending
Charles C. Woodard	Pending
Board of Selectmen	Pending

10/06/2015 7:30 PM



SUDBURY BOARD OF SELECTMEN
Tuesday, October 6, 2015

MISCELLANEOUS (UNTIMED)

11: Discuss future agenda items

REQUESTOR SECTION

Date of request:

Requestor: Chairman Brown

Formal Title: Discuss future agenda items

Recommendations/Suggested Motion/Vote: Discuss future agenda items

Background Information:

Financial impact expected:na

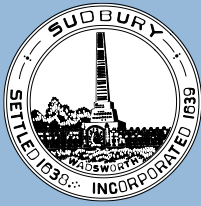
Approximate agenda time requested:

Representative(s) expected to attend meeting:

Review:

Patty Golden	Pending
Maryanne Bilodeau	Pending
Barbara Saint Andre	Pending
Charles C. Woodard	Pending
Board of Selectmen	Pending

10/06/2015 7:30 PM



SUDBURY BOARD OF SELECTMEN
Tuesday, October 6, 2015

CONSENT CALENDAR ITEM

12: Minutes approval

REQUESTOR SECTION

Date of request:

Requested by: Patty Golden

Formal Title: Vote to approve the regular session minutes of 9/8/15 and 9/17/15.

Recommendations/Suggested Motion/Vote: Vote to approve the regular session minutes of 9/8/15 and 9/17/15.

Background Information:

Attached minutes

Financial impact expected:n/a

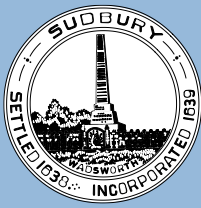
Approximate agenda time requested:

Representative(s) expected to attend meeting:

Review:

Patty Golden	Pending
Maryanne Bilodeau	Pending
Barbara Saint Andre	Pending
Charles C. Woodard	Pending
Board of Selectmen	Pending

10/06/2015 7:30 PM



SUDBURY BOARD OF SELECTMEN
Tuesday, October 6, 2015

CONSENT CALENDAR ITEM

13: Reappoint Sudbury Cultural Council Members

REQUESTOR SECTION

Date of request:

Requested by: Leila S. Frank

Formal Title: Vote to approve the Sudbury Cultural Council re-appointment of Anne Riesenfeld, 25 Concord Road, and Cynthia Nelissen-Nihart, 47 Raynor Road, for terms to expire October 30, 2018.

Recommendations/Suggested Motion/Vote: Vote to approve the Sudbury Cultural Council re-appointment of Anne Riesenfeld, 25 Concord Road, and Cynthia Nelissen-Nihart, 47 Raynor Road, for terms to expire October 30, 2018.

Background Information:

Financial impact expected:N/A

Approximate agenda time requested:

Representative(s) expected to attend meeting:

Review:

Patty Golden	Pending
Maryanne Bilodeau	Pending
Barbara Saint Andre	Pending
Charles C. Woodard	Pending
Board of Selectmen	Pending

10/06/2015 7:30 PM

Frank, Leila

From: Ellen Gitelman <ellen.gitelman@gmail.com> on behalf of Ellen Gitelman <elleng@americangraphiti.com>
Sent: Friday, September 11, 2015 11:52 AM
To: Frank, Leila
Cc: Selectmen's Office
Subject: Re: FW: Sudbury Cultural Council Member Re-appointment 2015

Hi Leila,

I have only just received word that Cynthia Nelissen would like to renew after asking her all summer. I have not heard from Anne Riesenfeld even though I've asked her multiple times, but I assume so because she wants to be part of our meetings after her term is supposed to be over!

Thanks for following up.

Ellen

Hi Ellen,

Can you please let me know about the status of the reappointments below? We need to have this information as soon as possible in order to get it onto the Selectmen's agenda prior to the terms expiring.

Thank you,
Leila

Leila S. Frank
 Town Manager/Board of Selectmen's Office
 Office Supervisor/Information Officer
 Town of Sudbury
 278 Old Sudbury Road
 Sudbury, MA 01776
 978-639-3380
 Fax) 978-443-0756

When writing or responding, please be aware the Secretary of State has determined that e-mail is a public record and thus not confidential.

From: Frank, Leila **On Behalf Of** selectmensoffice@sudbury.ma.us
Sent: Wednesday, August 26, 2015 10:05 AM
To: 'elleng@americangraphiti.com' <elleng@americangraphiti.com>
Subject: Sudbury Cultural Council Member Re-appointment 2015

Dear Ellen,

As chairman of the Sudbury Cultural Council, your comments and recommendation concerning the reappointment of the following member(s) whose **terms will expire on 10/30/15** are requested:

Anne Riesenfeld
Cynthia Nelissen-Nihart

Please respond by **September 11, 2015**.

If any vacancies exist or replacements are needed, please forward recommendations from your board for new member(s). The application for board/committee appointment can be found here: https://sudbury.ma.us/selectmen/?attachment_id=199

Thank you,
Leila

Leila S. Frank
Town Manager/Board of Selectmen's Office
Office Supervisor/Information Officer
Town of Sudbury
278 Old Sudbury Road
Sudbury, MA 01776
978-639-3380
Fax) 978-443-0756

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