

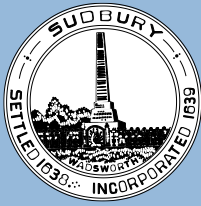
SUDBURY BOARD OF SELECTMEN
 TUESDAY MAY 17, 2016
 6:30 PM, EXECUTIVE SESSION
 7:30 PM, REGULAR SESSION
 POLICE STATION CONF. ROOM, 75 HUDSON ROAD

Item #	Time	Action	Item
	6:30 PM		CALL TO ORDER
1.		<i>VOTE</i>	Open in regular session, and vote to immediately enter into Executive Session to discuss strategy with respect to litigation if an open meeting may have a detrimental effect on the litigating position of the public body and the chair so declares (Lieberman v. ZBA), Pursuant to General Laws chapter 30A, §21(a)(3).
2.		<i>VOTE</i>	Discuss strategy with respect to litigation if an open meeting may have a detrimental effect on the litigating position of the public body and the chair so declares (proposed Eversource transmission line), pursuant to General Laws chapter 30A, §21(a)(3).
3.		<i>VOTE</i>	Vote to end Executive Session and reconvene in Open Session.
	7:30 PM		Opening remarks by Chairman
			Reports from Town Manager
			Selectmen Announcements
			Citizen's comments on items not on agenda
MISCELLANEOUS			
4.	7:45 PM		Discussion on Budget Strategy Task Force mission statement. Susan Berry, FinCom Chair, to attend.
5.		<i>VOTE</i>	Discuss and possibly vote potential goals for FY17.
6.			Discuss potential next steps regarding Sudbury Station. Attorney Silverstein to attend.
7.		<i>VOTE</i>	Vote to accept Special Town Meeting articles submitted by Monday, May 9, 2016, and to refer zoning article "Amend Article IX, the Zoning By-law, Section 4700, Mixed-Use Overlay District By-law and Zoning Map Amendment", and article "to approve the Master Development Plan submitted by BPR Sudbury LLC, c/o National Development, for a mixed-use redevelopment plan" to the Planning Board.

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
8.		<i>VOTE / SIGN</i>	Vote to sign the Special Town Meeting Warrant to be held Monday, June 13, 2016, and must be delivered to residents by Saturday, May 28, 2016.
9.		<i>VOTE</i>	Review and possibly vote on Request for Proposals (RFP) for former Police Station on Boston Post Road. Jim Kelly, Facilities Director, to attend.
10.		<i>VOTE</i>	Vote to disband and archive the Vocational Education Options Committee, and also to thank the members for their excellent work in generating, evaluating and reporting on the best options for the Town of Sudbury in selecting a vocational school for its students.
11.		<i>VOTE</i>	Vote: As Trustees of the Harry Rice Museum Fund, authorization is granted for the use of said fund toward the cost of the renovation/repurposing of the Loring Parsonage to be used as a Sudbury History Museum under the direction of the Permanent Building Committee; said authorization includes award of contracts by the Town Manager to effect such use.
12.			Citizen's Comments (Cont)
13.			Discuss Future Agenda Items
14.		<i>VOTE</i>	Discuss and vote new BOS chairman and vice-chairman.
CONSENT CALENDAR			
15.		<i>VOTE</i>	Vote to Grant a Special Permit to SMILE Mass, to Hold the "Run Into Summer" on Wednesday, June 15, 2016, from 7:00 P.M. through approximately 8:30 P.M., subject to Police Department safety requirements, Proof of Insurance Coverage and the assurance that any litter will be removed at the race's conclusion.
16.		<i>VOTE / SIGN</i>	Vote to grant a 1-day Wine & Malt license to Sudbury, Assabet and Concord Wild & Scenic River Stewardship Council, to accommodate the Riverfest Weekend Kickoff Event on Friday, June 17, 2016 from 6:00 PM to 8:30 PM at Sudbury Valley Trustees' Wolbach Farm, 327 Concord Road, subject to the use of a TIPS-trained bartender and a receipt of a Certificate of Liability.
17.		<i>VOTE</i>	Vote to Grant a Special Permit to AMVETS Post 79, to hold the Amputee Veteran Motorcycle Ride on Saturday, August 27, 2016, from 10:00 A.M. through approximately 5:00 P.M., subject to Police Department safety requirements, Proof of Insurance Coverage and the assurance that any litter will be removed at the ride's conclusion.
18.		<i>VOTE</i>	Vote to approve the regular session minutes of 4/26/16.
19.		<i>VOTE</i>	Vote to authorize the Town Manager to sign contract for Government Relations and Public Relations services to O'Neill & Associates for a monthly retainer of \$12,500 for six (6) months.

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, May 17, 2016

EXECUTIVE SESSION

1: Open in regular session and move to Executive Session

REQUESTOR SECTION

Date of request:

Requested by: Patty Golden

Formal Title: Open in regular session, and vote to immediately enter into Executive Session to discuss strategy with respect to litigation if an open meeting may have a detrimental effect on the litigating position of the public body and the chair so declares (Lieberman v. ZBA), Pursuant to General Laws chapter 30A, §21(a)(3).

Recommendations/Suggested Motion/Vote: Open in regular session, and vote to immediately enter into Executive Session to discuss strategy with respect to litigation if an open meeting may have a detrimental effect on the litigating position of the public body and the chair so declares (Lieberman v. ZBA), Pursuant to General Laws chapter 30A, §21(a)(3).

Background Information:

Financial impact expected:

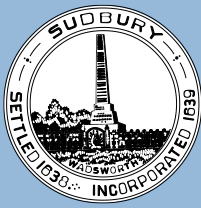
Approximate agenda time requested:

Representative(s) expected to attend meeting:

Review:

Patty Golden	Pending
Melissa Murphy-Rodrigues	Pending
Barbara Saint Andre	Pending
Patricia A. Brown	Pending
Board of Selectmen	Pending

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SUDBURY BOARD OF SELECTMEN
Tuesday, May 17, 2016

MISCELLANEOUS (UNTIMED)

2: Executive Session - Eversource

REQUESTOR SECTION

Date of request:

Requested by: Patty Golden

Formal Title: Discuss strategy with respect to litigation if an open meeting may have a detrimental effect on the litigating position of the public body and the chair so declares (proposed Eversource transmission line), pursuant to General Laws chapter 30A, §21(a)(3).

Recommendations/Suggested Motion/Vote: Discuss strategy with respect to litigation if an open meeting may have a detrimental effect on the litigating position of the public body and the chair so declares (proposed Eversource transmission line), pursuant to General Laws chapter 30A, §21(a)(3).

Background Information:

Financial impact expected:n/a

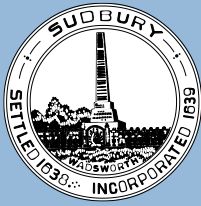
Approximate agenda time requested: 30 minutes

Representative(s) expected to attend meeting:

Review:

Patty Golden	Pending
Melissa Murphy-Rodrigues	Pending
Barbara Saint Andre	Pending
Patricia A. Brown	Pending
Board of Selectmen	Pending

05/17/2016 7:30 PM



SUDBURY BOARD OF SELECTMEN
Tuesday, May 17, 2016

MISCELLANEOUS (UNTIMED)

3: End exec session

REQUESTOR SECTION

Date of request:

Requestor: Chairman Brown

Formal Title: Vote to end Executive Session and reconvene in Open Session.

Recommendations/Suggested Motion/Vote: Vote to end Executive Session and reconvene in Open Session.

Background Information:

Financial impact expected:

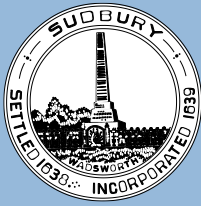
Approximate agenda time requested:

Representative(s) expected to attend meeting:

Review:

Patty Golden	Pending
Melissa Murphy-Rodrigues	Pending
Barbara Saint Andre	Pending
Patricia A. Brown	Pending
Board of Selectmen	Pending

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SUDBURY BOARD OF SELECTMEN
Tuesday, May 17, 2016

MISCELLANEOUS (UNTIMED)

4: Budget Strategy Task Force

REQUESTOR SECTION

Date of request:

Requestor: Chuck Woodard

Formal Title: Discussion on Budget Strategy Task Force mission statement. Susan Berry, FinCom Chair, to attend.

Recommendations/Suggested Motion/Vote: Discussion on Budget Strategy Task Force mission statement. Susan Berry, FinCom Chair, to attend.

Background Information:
Attached current mission statement.

Financial impact expected:

Approximate agenda time requested:

Representative(s) expected to attend meeting:

Review:

Patty Golden	Pending
Melissa Murphy-Rodrigues	Pending
Barbara Saint Andre	Pending
Patricia A. Brown	Pending
Board of Selectmen	Pending

05/17/2016 7:30 PM

Budget Strategies Task Force

Mission Statement:

The Board of Selectmen is creating this committee to enhance the Town of Sudbury's budgeting process by means of collaboration and communication among the three major cost centers – Sudbury Public Schools, Lincoln Sudbury Regional High School and the Town of Sudbury – through the sharing of information about budget pressures and anticipated unusual expenses or cost savings, through the exploring of possibilities for cost sharing among and across cost centers, through eliciting proposals for improving the budget hearing and pre-budget hearing process, and through discussion of other procedures that might result in an improved budgeting process for the Town of Sudbury.

The Task Force will post, conduct, and record its meetings in compliance with the Massachusetts Open Meeting Law.

Membership:

Members of *Budget Strategies Task Force* shall be appointed by the Board of Selectmen according to the following list. All appointments shall expire on June 30, 2016, but may be extended by the Board of Selectmen.

- Two members of the Board of Selectmen
- Two members of the Finance Committee (with one member being the Chairman)
- Two members of the Sudbury Public Schools Committee
- Two members of the Lincoln-Sudbury Regional School Committee
- Town of Sudbury Town Manager
- Sudbury Public Schools Superintendent
- Lincoln-Sudbury Regional High School Superintendent

The Chairman of this Committee shall be the Chairman of the Finance Committee.

The Committee shall elect a Vice-chair and a Clerk from among its members.

The Chair will run meetings, be the designated communications link with the Town Manager and School Superintendents or other Town staff, and schedule committee meetings.

Compliance with State and Local Laws and Town Policies

The members of the Budget Strategies Task Force are responsible for conducting their activities in a manner which is in compliance with all relevant state and local laws and regulations including but not limited to the Open Meeting Law, Public Records Law, and Conflict of Interest Law, as well as all Town policies which affect committee membership. In particular, all appointments are subject to the following:

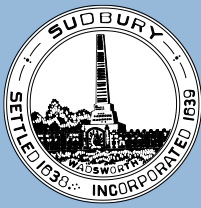
The Code of Conduct for Selectmen Appointed Committee

The Town's Email Communication for Committee Members Policy

Anyone appointed to serve on a Town committee by the Board of Selectmen agrees that he/she will use email communication in strict compliance with the Town of Sudbury's email policy, and further understands that any use of email communication outside of this policy can be considered grounds for removal from the committee by the Selectmen.

Use of the Town's Web site

The Committee will keep minutes of all meetings and post them on the Town's web site. The Committee will post notice of meetings on the Town's website as well as at the Town Clerk's Office.



SUDBURY BOARD OF SELECTMEN
Tuesday, May 17, 2016

MISCELLANEOUS (UNTIMED)

5: Goal Setting

REQUESTOR SECTION

Date of request:

Requestor: Pat Brown

Formal Title: Discuss and possibly vote potential goals for FY17.

Recommendations/Suggested Motion/Vote: Discuss and possibly vote potential goals for FY17.

Background Information:
Discuss Town and Selectmen Goals for FY17 and beyond.

Financial impact expected:

Approximate agenda time requested:

Representative(s) expected to attend meeting:

Review:

Patty Golden	Pending
Melissa Murphy-Rodrigues	Pending
Barbara Saint Andre	Pending
Patricia A. Brown	Pending
Board of Selectmen	Pending

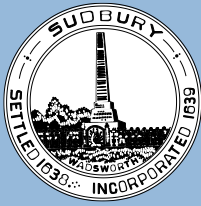
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FY 14 GOALS AS VOTED BY BOARD OF SELECTMEN

Voted Goals for FY14	What	Deliverables	Selectmen Liaisons	Lead Staff	Target Completion Date
1	Conduct an RFP process for Town Counsel services	RFP issued, Town Counsel appointment made	Drobinski, Simon	Valente, Bilodeau	3/17/2014
2	Plan and host the first "State of the Town" Forum, pursuant to the newly adopted bylaw	Forum held in FY14	Drobinski, Woodard	Office staff (Golden and Frank)	1/31/2014
3a	Prepare article for funding Police Station Construction	Article written, all construction documents ready, project is bid out?	O'Brien	Kelly, Nix, Valente, PBC	1/31/2014
3b	Determine future best use for the existing Police Station on Route 20	Report to Board of Selectmen with options; vote of Board on preferred option	O'Brien	Nix; Kablack, Kelly	1/31/2014
4	Pursuant to Strategic Financial Planning Report, Create a committee, charge them with developing a capital financing funding program with action steps	Report received with recommendations on how to finance the overall capital needs as described in Strategic Financing Planning Report	Woodard, O'Brien	Valente, Bilodeau Terkelsen	1/31/2014
5a	Pursuant to Strategic Financial Planning Report, Create a Committee, charge them with developing a long term plan for dealing with OPEB liabilities	Report received with recommendations on OPEB action steps as needed to address OPEB challenge described in Strategic Financing Planning Report	Woodard, O'Brien	Valente, Bilodeau	1/31/2014
5b	Health Claims Trust Fund closed out, agreement reach with IAC, plans developed for future of remaining funds	Article for Town Meeting to appropriate balance remaining in HCTF is developed; agreement reached with employees on distribution of employee portion of funds	Woodard, O'Brien	Valente, Bilodeau, Terkelsen	1/31/2014
6	Determine if Town will pursue ownership of CSX owned portion of rail trail line or let the option lapse	Board takes votes and provides direction to staff on finding alternative funding source for purchase.	Simon	Kablack, Dineen, Place	TBD
7	Update Selectmen's rules and regulations for issuance of alcohol licenses	Draft rules and regulations voted on by Board of Selectmen	O'Brien	Office Staff (Golden and Frank) Police Chief Nix	10/22/2013
8	Vote to approve that the Bruce Freeman Rail Trail in Sudbury, from the Concord/Sudbury town line to the crossing of the Mass Central right-of-way near Union Avenue be designed to Massachusetts Department of Transportation Standards.	Vote to approve that the Board of Selectmen submit a request to the Community Preservation Committee for \$175,000 of Community Preservation Act funds for the 25% design study, conforming to Massachusetts Department of Transportation standards, for the Bruce Freeman Rail Trail, from the Concord/Sudbury town line to the crossing of the Mass Central right-of-way near Union Avenue.	Simon, Haarde	Kablack, Dineen, Place	1/31/2014

FY 14 GOALS AS VOTED BY BOARD OF SELECTMEN

Voted Goals for FY14	What	Deliverables	Selectmen Liaisons	Lead Staff	Target Completion Date
9	Protect Sudbury's interests in the Minuteman Regional Vocational High School Capital Project	Board advises Town Meeting votes on new proposals for regional agreement, capital allocation method	Haarde, Simon	Valente	TBD
10	Establish a proposal to Marlborough Mayor and City Council to allow Sudbury use of Easterly Treatment plant for Sudbury business district	If feasible and agreeable to both communities, IMA is developed	Drobinski	Valente, Kablack	1/31/2014
11	Answer question of replacing roof on the Fairbank Community Center classroom section	After feasibility study is completed, determine if roof project can go forward and prepare article for 2014 Annual Town Meeting	O'Brien, Woodard, Haarde	Kelly, PBC	1/31/2014
12	Increase recreational land/opportunities/use at Davis Field	Plan is developed for expanded use of Davis Field including parking issues, Conservation Commission votes approval and DPW begins work on entrance to Parkinson land	Haarde	Dineen, Place, McShea, Valente	1/31/2014
13	Develop an expanded IMA for L-S playing fields that includes Lincoln	An agreement among L-S, Sudbury Selectmen, Sudbury Recreation Commission, Lincoln Selectmen, Lincoln Recreation Commission	O'Brien, Woodard, Haarde	Valente, McShea	TBD
14	Start engineering work for either the Marlboro alternative or the Sudbury decentralized system	Article is submitted by Board of Selectmen for 2014 Town Meeting	Haarde, Simon	Kablack	1/31/2014
15	Submit a CPC Project Form for FY15 funding for \$250,000 to investigate maximization of development of rental housing on the Melone property to make meaningful progress towards the Town's 10% obligation for affordable housing.	CPC project form is written and submitted to CPC, and if approved, article is submitted by Board of Selectmen for 2014 Town Meeting	Haarde, O'Brien, Woodard	Kablack, Valente	1/31/2014
16	Investigate the possibility of a "phased" approach to development of the Mass Central Rail line leased by the state DCR where phase one could be a Greenway Trail, followed later by a phase two hard surface trail, when federal/state funds are available for those costs.	Set up meeting with DCR on this project, find out status of plans in other towns, ask legislators to seek funding for design and constructions in Sudbury	Haarde, Simon	Kablack, Dineen, Place	Not determined



SUDBURY BOARD OF SELECTMEN
Tuesday, May 17, 2016

MISCELLANEOUS (UNTIMED)

6: Sudbury Station

REQUESTOR SECTION

Date of request:

Requested by: Patty Golden

Formal Title: Discuss potential next steps regarding Sudbury Station. Attorney Silverstein to attend.

Recommendations/Suggested Motion/Vote: Discuss potential next steps regarding Sudbury Station. Attorney Silverstein to attend.

Background Information:
Introduce Atty. Silverstein to BOS, and discuss next steps.

Financial impact expected:

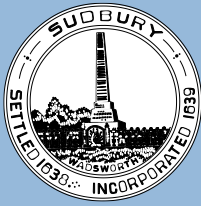
Approximate agenda time requested: 60 minutes

Representative(s) expected to attend meeting:

Review:

Patty Golden	Pending
Melissa Murphy-Rodrigues	Pending
Barbara Saint Andre	Pending
Patricia A. Brown	Pending
Board of Selectmen	Pending

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SUDBURY BOARD OF SELECTMEN
Tuesday, May 17, 2016

MISCELLANEOUS (UNTIMED)

7: Accept STM articles and referral of Zoning Articles to PB

REQUESTOR SECTION

Date of request:

Requestor: Jody Kablack

Formal Title: Vote to accept Special Town Meeting articles submitted by Monday, May 9, 2016, and to refer zoning article "Amend Article IX, the Zoning Bylaw, Section 4700, Mixed-Use Overlay District Bylaw and Zoning Map Amendment" to the Planning Board.

Recommendations/Suggested Motion/Vote: Vote to accept Special Town Meeting articles submitted by Monday, May 9, 2016, and to refer zoning article "Amend Article IX, the Zoning Bylaw, Section 4700, Mixed-Use Overlay District Bylaw and Zoning Map Amendment" to the Planning Board.

Background Information:
Attached memo from Jody Kablack

Financial impact expected:n/a

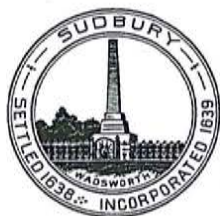
Approximate agenda time requested:

Representative(s) expected to attend meeting:

Review:

Patty Golden	Pending
Melissa Murphy-Rodrigues	Pending
Barbara Saint Andre	Pending
Patricia A. Brown	Pending
Board of Selectmen	Pending

05/17/2016 7:30 PM



Town of Sudbury

Planning Board

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

planningboard@sudbury.ma.us

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

TO: Patty Golden, Administrative Assistant
FROM: *jak* Jody Kablack, Planning Director
RE: Warrant Articles for June 13, 2016 Special Town Meeting
DATE: May 9, 2016

Enclosed please find an article submitted by the Planning Board for inclusion in the June 13, 2016 Special Town Meeting warrant.

1. Amend Article IX, the Zoning Bylaw, Section 4700, Mixed-Use Overlay District and Zoning Map Amendment

Please have the Selectmen vote to refer this article to the Planning Board at their earliest convenience.

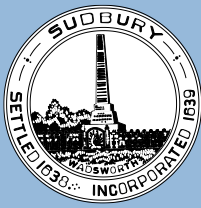
I note that this article submitted by the Planning Board is in concert with 2 articles submitted by the Town Manager – Meadow Walk Sudbury Master Development Plan, and Transfer of Land and Easements. The order of these articles is important. The Planning Board article should be first, followed by the Master Development Plan article, and finally the Transfer of Land and Easements article.

If you need anything further, please advise.

Attachment

cc: Town Counsel

RECEIVED
BOARD OF SELECTMEN
SUDBURY, MA
2016 MAY 10 A 10:15



SUDBURY BOARD OF SELECTMEN
Tuesday, May 17, 2016

MISCELLANEOUS (UNTIMED)
8: Sign Special Town Meeting Warrant

REQUESTOR SECTION

Date of request:

Requestor: Chairman Brown

Formal Title: Vote to sign the Special Town Meeting Warrant to be held Monday, June 13, 2016, and must be delivered to residents by Saturday, May 28, 2016.

Recommendations/Suggested Motion/Vote: Vote to sign the Special Town Meeting Warrant to be held Monday, June 13, 2016, and must be delivered to residents by Saturday, May 28, 2016.

Background Information:

Attached warrant and other documents. If warrant not attached, it will be emailed separately.

Financial impact expected:n/a

Approximate agenda time requested:

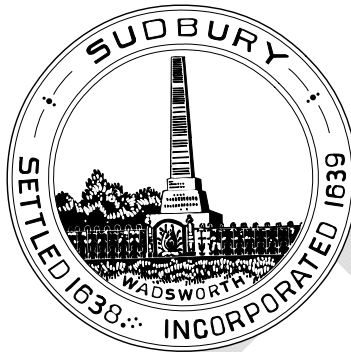
Representative(s) expected to attend meeting:

Review:

Patty Golden	Pending
Melissa Murphy-Rodrigues	Pending
Barbara Saint Andre	Pending
Patricia A. Brown	Pending
Board of Selectmen	Pending

05/17/2016 7:30 PM

**Town of Sudbury
Massachusetts**



OFFICIAL WARRANT

SPECIAL TOWN MEETING

MONDAY, JUNE 13, 2016

7:30 P.M.

Lincoln-Sudbury Regional High School Auditorium

**TOWN OF SUDBURY
SPECIAL TOWN MEETING WARRANT**

Commonwealth of Massachusetts
Middlesex, ss.

To the Constable of the Town of Sudbury:

GREETINGS:

In the name of the Commonwealth of Massachusetts, you are hereby required to notify and warn the inhabitants of the Town of Sudbury qualified to vote in Town affairs to meet at the Lincoln-Sudbury Regional High School Auditorium in said Town on Monday, June 13, 2016, at 7:30 o'clock in the evening, then and there to act on the following articles:

**ARTICLE 1. AMEND ARTICLE IX, THE ZONING BYLAW, SECTION 4700,
MIXED-USE OVERLAY DISTRICT**

To see if the Town will vote to amend Article IX, Zoning Bylaw, to add a new Section 4700, Mixed-Use Overlay District, as follows:

4700. MIXED-USE OVERLAY DISTRICT

4710. Purpose. The purpose of the Mixed-Use Overlay District (MUOD) is to (a) encourage redevelopment along the Route 20/Boston Post Road /Union Avenue commercial corridor that exhibits a blend of complementary land uses, thereby promoting an active streetscape, enhancing the vitality of businesses, and spurring the revitalization of underutilized commercial properties which build the Town's commercial tax base; (b) establish a set of development controls that allows for greater flexibility and development alternatives and promotes creative, efficient, and appropriate solutions for the redevelopment of complex sites; (c) improve the aesthetic character of the Route 20 commercial corridor and its surroundings and encourage efficient and organized layout of buildings, circulation and open spaces; (d) diversify and expand the Town's economy and local job opportunities through economic activity and private investment in commercial and residential uses; and (e) implement many of the goals for the Route 20 commercial corridor proffered by numerous planning studies, including *The Sustainable Sudbury Master Plan* (2001), *A Community Vision for the Old Post Road* (2002); *The Sudbury Route 20 Zoning Project* (2012), and *Route 20 Corridor: Urban Design Studies and Zoning Evaluations* (2015).

4720. Overlay District. The MUOD is hereby established as an overlay district superimposed over, rather than replacing, the applicable underlying zoning district(s). Notwithstanding anything to the contrary in this Zoning Bylaw, for any land subject to Section 4700, a Proponent may choose to have its project conform to either, but not both, all of the controls and processes which govern the underlying zoning district(s) or to all of the controls and processes contained in Section 4700. Except as explicitly provided elsewhere in Section 4700, the provisions and requirements of other applicable zoning districts, and any rules, regulations, approval processes and/or design or performance standards contained elsewhere in this Zoning Bylaw, shall not apply to any project developed pursuant to Section 4700.

The Mixed-Use Overlay District shall consist of the following parcel of land:

526 and 528 Boston Post Road, Assessor Map K07, Parcels 0011 and 0013.

The MUOD boundary may be extended to other parcels which are wholly or partially located in a Business, Limited Business, Village Business, Industrial, Limited Industrial, or Industrial Park District and have frontage on either Boston Post Road, Union Avenue, or Station Road, subject to approval at Town Meeting of an amendment to this Zoning Bylaw and the Zoning Map.

4730. Definitions. As used in Section 4700, the following terms shall be defined:

Master Development Plan - a master development plan approved at Town Meeting in accordance with Section 4700.

MUOD Project Area - the geographic area for a project delineated on a Master Development Plan.

MUOD Project - a project that is depicted on a Master Development Plan.

Proponent – the applicant or developer of a proposed MUOD Project or any phase or portion thereof.

Rules and Regulations – the rules and regulations adopted by the Planning Board for the administration of Section 4700.

4740. Master Development Plan. A project developed pursuant to Section 4700 must have a Master Development Plan adopted by a two-thirds vote of a Town Meeting in accordance with the procedures for adoption or change of zoning ordinances or bylaws set forth in M.G.L. Chapter 40A, Section 5.

4741. Master Development Plan Requirements. At least sixty (60) days prior to the close of the warrant for the Town Meeting at which approval of a Master Development Plan is sought, the Proponent of the MUOD Project shall file with the Planning Board a package of Master Development Plan materials that includes, at minimum, the following information:

- a. A plan of existing conditions showing the area of land proposed to be developed under Section 4700, including topography at 2-foot contour intervals and the location of existing roadways, buildings, and other site improvements;
- b. A map showing the general condition and topography, at 2-foot contour intervals, of the land and improvements located within 200 feet of the MUOD Project Area, based on available Town geographic information system (GIS) data;
- c. A scalable development plan of the MUOD Project showing:
 - i. Location and areas of proposed development, including building envelopes, approximate sizes of all buildings, parking areas, areas proposed for stormwater and wastewater facilities, and other proposed site improvements;
 - ii. Proposed open space areas;
 - iii. Location and width of the proposed roads and ways (including private ways and driveways);
 - iv. Proposed setbacks of buildings to exterior property lines;
 - v. Proposed preliminary subdivision plan of land, if applicable.
- d. A table showing the following information:

- i. Total land area of the MUOD Project Area;
 - ii. Total land area of each development or use area by acreage and percent of total lot area;
 - iii. Total unit count for residential uses;
 - iv. Parking schedule for each proposed use;
 - v. For each development or use area, the following pre- and post-development calculations shall be provided by percent of total proposed lot area and percent of the development/use area: total building square footage and building coverage; total impervious surface area; total open space area;
 - vi. The MUOD Project's conformance with the dimensional requirements contained in Section 4780;
 - vii. The underlying zoning of the MUOD Project Area.
- e. Elevations showing the planned architectural approach for the proposed structures;
 - f. Accompanying technical reports and studies, consisting of a (i) preliminary stormwater and drainage report, (ii) preliminary wastewater management system report (iii) traffic study, (iv) utilities and infrastructure report, (v) fiscal impact report, and a (vi) draft construction management/phasing plan;
 - g. Certified list of abutters within 300 feet of the MUOD Project Area;
 - h. Such other materials as may be required by the Rules and Regulations adopted pursuant to Section 4764.

4742. Conformance Recommendation. A Master Development Plan for a MUOD Project shall receive a Conformance Recommendation from the Planning Board as a prerequisite to Town Meeting consideration and approval. By super-majority vote of the Planning Board, and after a public hearing has been held with noticing requirements as required in MGL c. 40A, s. 5, the Planning Board shall recommend consideration and approval of the Master Development Plan at Town Meeting if it finds that the final plans and materials (i) materially conform to the approved Master Development Plan standards and requirements set forth in Section 4700, and (ii) promote the purposes of the Zoning Bylaw as noted in Section 4710. No vote to approve a MUOD Project shall be taken by Town Meeting until a report setting forth the Planning Board's Conformance Recommendation has been submitted to Town Meeting. Considering the preliminary nature of a Master Development Plan, the Planning Board's Conformance Recommendation may include reasonable conditions, limitations, and safeguards concerning adequacy of (i) utilities, wastewater disposal, and stormwater drainage, (ii) pedestrian accommodations and traffic improvements, (iii) parking and circulation, (iv) fire and service equipment access, (v) lighting and noise protections, and (vi) general massing and architecture. Approval of the Master Development Plan at Town Meeting shall serve to ratify the Planning Board's Conformance Recommendation and any conditions, limitations, and safeguards contained therein.

4750. Modifications to an Approved Master Development Plan. Following approval at Town Meeting of a Master Development Plan for a MUOD Project, modifications to such Master Development Plan may be made as follows:

4751. Minor Modification. The Planning Board may, in its discretion, approve minor modifications to an approved Master Development Plan without requiring a public hearing. For purposes of this subsection, a plan modification is “minor” if the changes proposed, considered in the aggregate with any previously approved minor modifications:

- a. Do not involve the construction of an additional building not included in the approved Master Development Plan;
- b. Do not increase by more than five percent (5%) the total gross floor area of any land use included in the approved Master Development Plan;
- c. Do not change the square foot percentage of land uses between commercial and residential uses by more than five percent (5%);
- d. Do not increase or decrease the proposed number of parking spaces by five percent (5%) of the total number approved; and
- e. Do not alter the proposed roadways or access points significantly, as determined by the Planning Board.

4752. Project Modification Review. A MUOD Project shall undergo Project Modification Review for any proposed modification of the approved Master Development Plan that exceeds one or more of the thresholds identified in Section 4751, a “Project Modification.” No new building permit shall be issued with respect to a MUOD Project prior to the issuance of a decision by the Planning Board approving such Project Modification.

- a. **Submittal Requirements.** An application for Project Modification Review shall be filed with the Planning Board in the manner and quantity specified in the Rules and Regulations.
- b. **Review Procedure.** An application for Project Modification Review shall require a public hearing with noticing requirements as required in MGL c.40A, s.11. The Planning Board’s review and consideration of an application for Project Modification Review shall be in accordance with the Rules and Regulations.
- c. **Waivers.** In connection with Project Modification Review, the Planning Board, in its discretion, may waive application of one or more of the requirements of Section 4700 if it determines that (i) the waiver will substantially improve the MUOD Project; (ii) the project or applicable phase thereof advances the purposes of the MUOD as set forth in Section 4710; and (iii) the granting of a waiver will not nullify or substantially derogate from the intent or purpose of Section 4700.
- d. **Criteria.** The Planning Board shall issue a decision approving a Project Modification of the MUOD Project if it finds that the following criteria have been met with respect to the project or the phase or portion thereof for which a building permit is being sought: (i) the final plans materially conform to the Master Development Plan requirements, and are compliant with the standards and requirements set forth in Section 4700; and (ii) the project or applicable phase or portion thereof does not pose material adverse impacts to the neighborhood. The findings required under clause (ii) above may be satisfied through the Planning Board’s imposition of mitigation measures and other requirements pursuant to Section 4761 that, if satisfied, are designed to cause the project or applicable phase thereof to conform to these criteria.

- e. Decision. The Planning Board shall issue a decision on the proposed Project Modification within 120 days of the application submittal, unless mutually extended. A majority vote of the Planning Board shall be required for approval or denial of a Project Modification.
- f. Denial. In the event that the Planning Board finds that a proposed Project Modification to an approved MUOD Project does not satisfy the criteria set forth in Section 4752d, the Proponent may, at its option, (i) withdraw the Project Modification proposal; (ii) modify its plans to make them consistent with the Planning Board's findings and submit the modified plans to the Planning Board for reconsideration in accordance with this Section, or (iii) seek approval of a revised Master Development Plan at Town Meeting.

4753. Notwithstanding the foregoing, minor adjustments in the location and configuration of the buildings, parking areas, and other site features shown on a Master Development Plan shall not require Planning Board approval provided that such minor adjustments do not exceed any of the thresholds set forth in Section 4751 and a qualified professional certifies to the Building Inspector that such adjustments comply with the dimensional limitations and other controls contained in Section 4700.

4760. Administration. The following administrative regulations shall apply in the MUOD:

4761. Development Agreement. A MUOD Project shall mitigate the impacts of the development to the satisfaction of the Town. The Proponent's mitigation and other general project commitments shall be memorialized in a Development Agreement entered into between the Proponent and the Board of Selectmen, which shall be submitted in recordable form binding upon the Proponent. No building permit shall be issued for any phase or portion of the MUOD Project requiring approval under Section 4700 until the Development Agreement has been executed.

The Development Agreement shall include, at a minimum, consideration of the following:

- a. Required mitigation to address the impacts arising out of the use and occupancy of the MUOD Project;
- b. Restrictions on development areas and such other development limitations as may be agreed upon;
- c. Proposed phasing of the MUOD Project;
- d. Obligations with respect to pedestrian and vehicular interconnectivity within and proximate to the MUOD Project Area to facilitate pedestrian access and parking efficiencies;
- e. The authority of the Town to retain the necessary professionals at the Proponent's expense to assist in their review of development applications.

4762. Phased Development. An approved MUOD Project may be constructed in one or more phases in accordance with a construction management/phasing plan submitted pursuant to Section 4741.

4763. Application of Requirements to Individual Lots. The requirements of Section 4700, including the dimensional requirements set forth in Section 4780, shall not be applied to the individual lots or ownership units within the MUOD, but shall be applied as if the entire MUOD were a single conforming lot, whether or not the same is in single or multiple ownership. Violations of this

Zoning Bylaw shall be enforceable only against the owner of the specific lot on which such violation occurs within the MUOD.

4764. Rules and Regulations. The Planning Board may adopt rules and regulations for the administration of Section 4700, which may include but not be limited to defining the application and submittal requirements, fees, reimbursement for consultants, performance guarantees, and procedural requirements for any approvals required pursuant to Section 4700.

4765. Issuance of Building Permit. Following approval of a Master Development Plan at Town Meeting, the Proponent shall submit a building permit application and such other materials and fees as may be required, along with evidence of any Planning Board approval required under Section 4750, to the Building Inspector and a building permit may thereafter be issued for the approved project or any individual component thereof. Building permits may be sought and issued for individual components of an approved project. Except as may otherwise be required by a Development Agreement, nothing in Section 4700 shall obligate the Proponent to construct all or any portion of the improvements shown on an approved Master Development Plan.

4766. Transfer of MUOD Approvals. Approval of a MUOD Project, or any individual portion thereof, may be freely transferred between owners, provided that the transferee complies with the provisions of Section 4700 and the Planning Board is notified of the transfer.

4767. Lapse. An MUOD approval shall lapse if a substantial use thereof or construction thereunder has not begun, except for good cause, within five (5) years following the date the Master Development Plan is approved at Town Meeting. Substantial use, including, without limitation, the issuance of a building permit for construction of all or any portion of the approved Master Development Plan, shall vest the Master Development Plan, provided construction on that phase of the Master Development Plan for which the building permit was issued is commenced within one (1) year of issuance of the building permit. The Planning Board may extend such approval, for good cause, upon the written request of the Proponent.

4770. Uses. The land and buildings shown on an approved Master Development Plan may be used as of right for any use listed below and, to the extent not listed below, any Permitted Use in the underlying zoning district(s), as set forth in the table of principal use regulations (Section 2230, Appendix A) of the Zoning Bylaw.

4771. Principal Uses Permitted As of Right. The following principal uses shall be permitted as of right within the MUOD:

a. **Commercial Uses.**

1. Bank, Financial Agency.
2. Business or Professional Office.
3. Child care facility.
4. Drive-in establishments regularly dispensing merchandise or money from inside a building to persons outside, but excluding the dispensing of food or drink.
5. Major Commercial Project, provided no single building exceeds 45,000 gross square feet.

6. Medical Center or Clinic.
7. Nursing or Convalescent Homes and/or Assisted Care Facilities, including facilities providing specialized care for residents needing memory care for dementia or other cognitive impairments.
8. Personal Service Establishment.
9. Restaurant.
10. Retail Stores and Services not elsewhere set forth.

b. Residential Uses.

1. Age-Qualified Housing: the provision of independent living arrangements in one or more buildings constructed on a single lot of not less than five (5) acres, containing not more than sixty (60) dwelling units in the aggregate, whether rental or ownership, all of which are restricted to households with at least one member fifty-five (55) years of age or older.

c. Open Space Uses.

1. All areas unoccupied by buildings, including, without limitation, areas containing utilities and/or stormwater infrastructure; sidewalks and paths; ice rinks, farmers' markets, music festivals, and other seasonal outdoor uses and facilities; and green, landscaped, and open space areas.

d. Miscellaneous Uses.

1. Utilities and related infrastructure improvements, whether subterranean or aboveground, including, without limitation, wastewater treatment works, streets, parking, access drives, directional signage, lighting, pipes, conduits, manholes, and other appurtenances necessary for the transmission of gas, electricity, telephone, water and sewer service, and related utilities.

4772. Prohibited Uses. Any use(s) not expressly allowed either under Section 4771 or within the underlying zoning district(s) shall be prohibited unless the Building Inspector determines that such use is substantially similar in both its characteristics and its impact on abutting properties to a use listed as permitted as of right under Section 4771 or within the underlying zoning district(s).

4773. Accessory Uses. The following accessory uses shall be permitted as of right:

- a. Outdoor display, sales, and seating.
- b. Automated Teller Machines (ATMs), kiosks and similarly sized service booths and detached structures.
- c. Uses supporting approved Commercial and Residential Uses, including, without limitation, cafeterias, dining rooms, and other places serving food or beverages; beauty salons; patio cafés and other outdoor food services areas; halls, conference rooms, auditoriums and other places of assembly or meeting function purposes; health and fitness centers and swimming pools; dry cleaner drop-off service; retail kiosks; commercial or public parking lots and parking garages;

indoor or outdoor markets, festivals or other limited duration special events; and similar establishments and services of the same general character as the above.

- d. Accessory off-street parking, whether at grade or in a covered garage, including overnight trailer parking accessory to and reasonably proximate to a Commercial Use.
- e. Accessory renewable energy resources, including but not limited to wind, solar, hydroelectric, methane, and wood alcohol facilities, but not including biomass incineration, for use within the MUOD which are designed to meet the total actual yearly energy needs of the MUOD Project; however, excess energy may be delivered to the energy market for sale or credit as long as the excess energy sale or credit is ancillary to the actual energy needs of the MUOD Project. Such accessory renewable energy resources not identified on an Approved Master Development Plan shall be required to undergo Project Modification Review by the Planning Board.

4774. Accessory Use Not Located on the Same Lot as Principal Use. The MUOD Project provides for a comprehensive site design that may include supporting parking areas, access ways, driveways, infrastructure and utilities which may extend into any lot or other area within the MUOD. In addition, an accessory use may be located on a different lot from its associated principal use within the MUOD provided that the accessory use remains reasonably proximate to the principal use. The location of an accessory use on a different lot than the principal use, other than any accessory parking spaces provided as described in Section 4773, shall require the Building Inspector's determination that such accessory use is generally compatible with the surrounding development area and is reasonably proximate to the principal use it serves. For purposes of Section 4774, accessory uses located within 1,000 feet of their principal uses shall be presumed to be reasonably proximate to such principal uses. This presumption shall not be construed to limit the Building Inspector's ability to exercise his/her discretion to allow accessory uses at greater distances from their principal uses. Miscellaneous Uses defined in Section 4771 are exempt from this provision, however Miscellaneous Uses serving the MUOD Project shall be located within the MUOD.

4780. Dimensional Standards and Requirements. No MUOD Project shall be approved, and no principal or accessory building or structure shall be erected in a MUOD Project unless said MUOD Project and the buildings and structures proposed therein conform to the following requirements, calculated in accordance with Section 4763:

Table of Dimensional Requirements

<u>Maximum Building Height</u>	3 stories; 45 feet (or 50 feet, in the case of pitched roofs); 4 stories, 60 feet if set back more than 500 feet from Boston Post Road
<u>Maximum Building Coverage</u>	30% of the MUOD Project Area as a whole
<u>Minimum MUOD Project Area</u>	100,000 square feet
<u>Minimum MUOD Project Area Street Frontage</u>	50 feet

<u>Minimum Front Yard Setback</u>	20 feet
<u>Minimum Side Yard Setback</u>	20 feet [see Section 4783]
<u>Minimum Rear Yard Setback</u>	30 feet

4781. Subdivision. The owner of any lot shown on an approved Master Development Plan shall be entitled to lawfully divide such lot, including, without limitation, by virtue of plans endorsed by the Planning Board pursuant to M.G.L. Chapter 41, Section 81P, without modifying the approved Master Development Plan and without the need for other approvals under Section 4700, provided that any such lot must have minimum frontage of fifty (50) feet at the street line and a minimum lot area of 40,000 square feet.

4782. Two or More Buildings on One Lot. Notwithstanding anything to the contrary in this Zoning Bylaw, more than one (1) building or structure, including those intended solely for use as residential dwellings, shall be permitted on any lot within the MUOD.

4783. Proximity to Residence Districts. Notwithstanding anything to the contrary in Section 4700, within the MUOD, the setback requirement of Section 2600 of the Zoning Bylaw and the buffer and screening requirements set forth in Section 3500 of the Zoning Bylaw shall not apply. Instead, to minimize the MUOD Project's visual impact on any existing adjacent residence districts, there shall be maintained a minimum building and structure setback of fifty (50) feet wherever the MUOD abuts the boundary line of a residence district located outside the MUOD.

4784. Screening and Landscaping. Screening and landscaping, both internal and perimeter, for the MUOD Project shall be substantially as shown on an approved Master Development Plan, rather than by reference to Section 3500 of the Zoning Bylaw.

4790. Parking and Loading. The alternative parking requirements set forth in Section 4790 shall be used for the MUOD Project rather than the requirements and/or regulations set forth elsewhere in the Zoning Bylaw, including, without limitation, Section 3100.

4791. Parking Schedule. The number of expected parking spaces for the MUOD Project shall be as set forth on a Parking Schedule included with the Master Development Plan. The number of spaces contained within the MUOD Project may change from time to time, based upon changes in use and tenant requirements. Following adoption of a Master Development Plan at Town Meeting, adjustments in the number of spaces required for the MUOD Project may be authorized by the Planning Board through the procedures described in Section 4750.

4792. Location. Parking may be provided anywhere within the MUOD as shown on an approved Master Development Plan, except that no parking stalls shall be allowed within twenty feet (20') of a public way. On-street parking within the MUOD may be utilized in determining satisfaction of the requirements set forth in the Parking Schedule.

4793. Shared Parking. Shared parking arrangements shall be permitted and may be located on contiguous lots or on separate lots within the MUOD.

4794. Design. Each parking space within the MUOD shall comply with the applicable dimensional regulations set forth in Section 3130 of the Zoning Bylaw. The number of entrances and exits shall be

the minimum necessary for safe and efficient traffic circulation, in accordance with the traffic study submitted pursuant to Section 4741.

4795. Loading. To ensure that adequate areas are provided to accommodate all delivery vehicles expected at a given premises at any one time, an off-street loading area shall be provided for any use that (i) contains more than ten thousand (10,000) square feet of net floor area and (ii) is regularly serviced by tractor-trailer trucks or other similar delivery vehicles. Where required, loading areas shall be shown on the Master Development Plan, shall be located at either the side or rear of each building, and shall be designed to avoid traffic conflicts with vehicles using the site or vehicles using adjacent sites.

4790A. Signs. Except as otherwise provided in Section 4790A, the alternative signage requirements set forth below shall apply to the MUOD Project, rather than the requirements and/or regulations contained in Section 3200 of the Zoning Bylaw.

4791A. General Regulations. All signs authorized by Section 3250 of the Zoning Bylaw shall also be permitted as of right within the MUOD. All signs prohibited by Section 3240 of the Zoning Bylaw shall also be prohibited within the MUOD. For all other signs, the standards and procedures set forth in Sections 4792A and 4793A shall apply.

4792A. Comprehensive Signage. In recognition of the interrelated nature of signage in mixed-use projects, and the importance of clear, adequate, and effective signage to the safe and efficient operation of such projects, the Planning Board may approve a comprehensive signage program for all or any portion of (or building within) the MUOD Project. Appropriate design, dimensions, lighting and materials for all signs included in a comprehensive signage program shall be determined by the Planning Board in the course of its review pursuant to Section 4793A.

4793A. MUOD Signage Review Procedure. A comprehensive signage program shall require Planning Board approval, in consultation with the Design Review Board and in accordance with the Rules and Regulations, either (i) in connection with the Planning Board's Conformance Recommendation issued pursuant to Section 4742, in the case of signs submitted for approval concurrently with the Master Development Plan; or (ii) through Project Modification Review pursuant to Section 4752, in the case of signs submitted for approval after the adoption of a Master Development Plan. The Planning Board shall approve such sign(s) if it determines that the proposed signs adequately address the needs of the MUOD Project and are generally consistent with the design guidelines contained in Section 3290A of the Zoning Bylaw. Unless otherwise provided in Section 4790A, the requirements and procedures set forth in Section 3230 of the Zoning Bylaw shall not apply to the MUOD Project.

4790B. Water Resources Protection Overlay District. Except as otherwise provided in Section 4790B, the requirements set forth below shall apply to the MUOD Project, rather than the requirements and/or regulations contained in Section 4200 of the Zoning Bylaw.

4791B. Application. In recognition of the demonstrated improvement to water quality through conformance with the Sudbury Stormwater Management Bylaw and Regulations, natural resource conservation, and environmental protection secured through the comprehensive public reviews and mitigative measures required for any MUOD Project developed pursuant to Section 4700, the requirements of Section 4790B shall supersede any of the requirements of Section 4200 of the Zoning Bylaw that are inconsistent with Section 4790B.

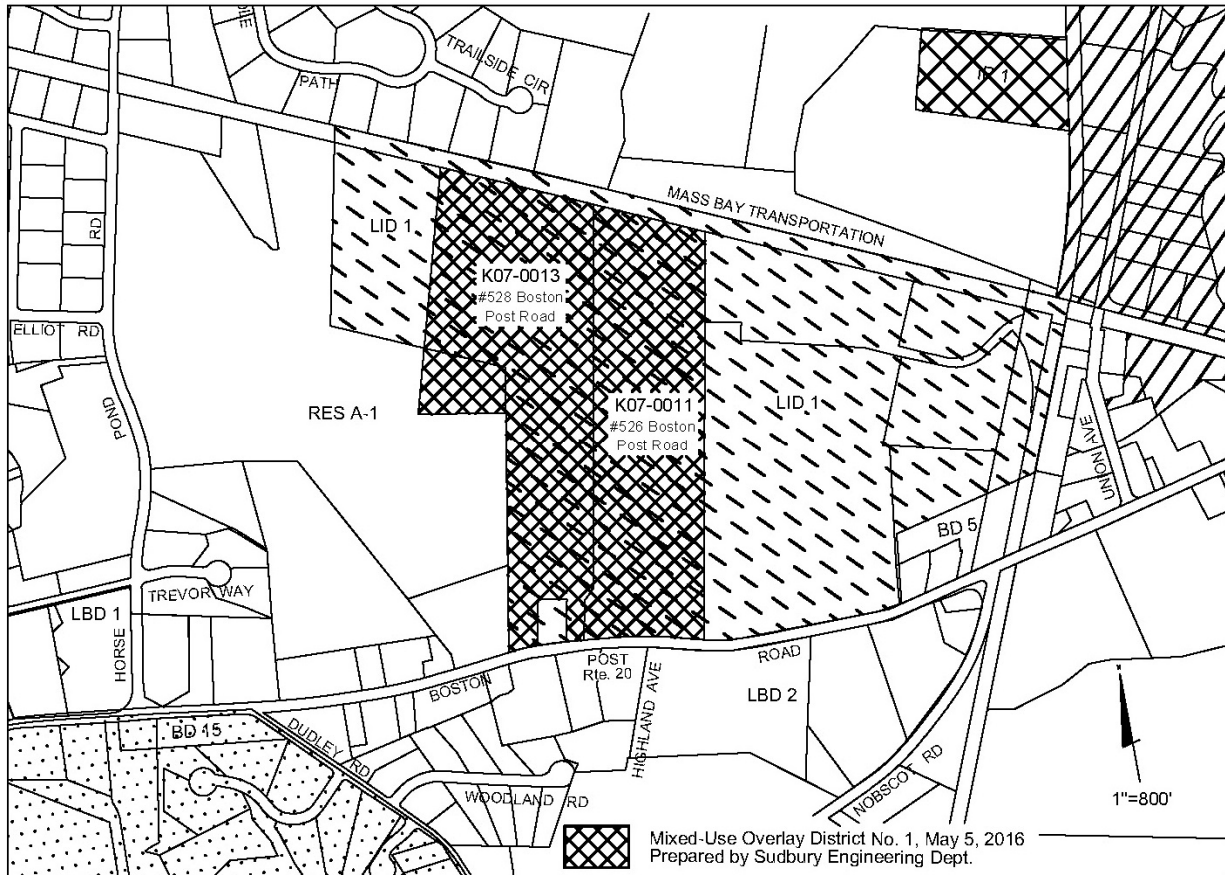
4792B. Allowed Uses and Activities. All uses authorized by Section 4770 and all activities performed in connection with the construction and operation of the MUOD Project (including, without limitation, earth removal and earth moving activities) shall be allowed as of right in any portion of the MUOD located in the WRPOD, provided that a qualified professional certifies to the Building Inspector that (i) a minimum of thirty-five percent (35%) pervious area is provided within the MUOD Project Area as a whole; and (ii) all stormwater Best Management Practices designed for the MUOD Project meet applicable Massachusetts Department of Environmental Protection stormwater guidelines.

4793B. Review Procedure. The Building Inspector shall review and confirm the MUOD Project’s compliance with the foregoing standards and requirements prior to issuing a Building Permit or Certificate of Occupancy, as applicable, for any use or activity subject to Section 4790B;

and to amend the Zoning Map of the Town of Sudbury by including approximately 50 acres located at 526 and 528 Boston Post Road, Town Assessor Map K07, Parcels 0011 and 0013, as shown on a plan entitled “Mixed-Use Overlay District No. 1, May 5, 2016, Prepared by the Sudbury Engineering Dept.” into the Mixed-Use Overlay District; or act on anything relative thereto.

Submitted by the Planning Board.

(Two-thirds vote required)



Attachment 8.a: Warrant_06.13 (1818 : Sign Special Town Meeting Warrant)

PLANNING BOARD REPORT: This article creates a new Mixed-Use Overlay District Zoning Bylaw aimed at permitting innovative redevelopment on the Route 20 commercial corridor, and establishing the former Raytheon property as an eligible property in this new Overlay District. The Planning Board has been studying how to create and implement economic development opportunities along Route 20 for several years. This article enables such envisioned re-use of commercial properties and provides a process by which the former Raytheon property can be redeveloped accordingly.

One of the key goals of the most recent Planning Board study (*Route 20 Corridor: Urban Design Studies and Zoning Evaluations*, 2015) was to promote appropriate redevelopment of underutilized land in order to alter existing development patterns so that they will become more efficient, valuable and attractive. The findings in that report concluded that if zoning and other changes occur, some parcels along the core Route 20 corridor (such as the corner of Nobscot Road and Chiswick Park) may have significant additional potential for mixed-used development. Additionally, incremental improvements to existing development may be encouraged on sites that are largely occupied by viable retail and commercial buildings (such as Sudbury Crossing and Shaw's Plaza) if certain requirements, such as parking, setbacks and building coverage, become more flexible. The study listed objectives that could be accomplished with an Overlay District Bylaw:

- Incentivize reinvestment in existing buildings and site improvements, and attract appropriate new development on these sites.
- Promote more coordinated development patterns.
- Maintain and establish site design and building compositions that are consistent with Sudbury's traditional character that will enhance economic value for the area.
- Provide enhanced pedestrian connectivity that is safe, convenient and accessible.
- Promote improved traffic circulation and safety along Boston Post Road.
- Integrate open space and landscaping into the site planning and design of the area.

The proposed bylaw supports redevelopment of the corridor as envisioned in prior planning studies. The impetus for proceeding at this particular time comes from the recent shutdown of Raytheon's Sudbury operation, our largest taxpayer for nearly 50 years. The bylaw creates a new zoning Overlay District which allows for additional uses and flexibility to develop a project under it, but which does not change the underlying zoning of any property. The article before this Special Town Meeting will designate the boundary of the Overlay District to be the former Raytheon property. Only by Town Meeting vote can other properties be added to the Overlay District.

The main provisions of the bylaw (1) permit consistent land uses on any property in the Overlay District (such as restaurants, personal service establishments, retail and office), (2) permit age-restricted housing and assisted living facilities on any property in the Overlay District (the bylaw does not permit non-age restricted housing), (3) vary certain dimensional requirements (yard setbacks, height, etc.), (4) vary other zoning provisions including parking, screening and landscaping, signage and certain provisions of the Water Resource Protection Overlay District, (5) set minimum parameters for building coverage, open space and pervious area requirements, (6) set up a process for approval of a Master Development Plan by a 2/3 vote of Town Meeting,

and (7) require any developer to mitigate the potential impacts of the proposed development to the satisfaction of the Town in a Development Agreement to be negotiated by the Board of Selectmen. The permitting process is comprehensive and requires in-depth traffic studies, stormwater management plans, and fiscal impact reports, and does not negate the need to apply for local permits from the Conservation Commission and Board of Health. The Planning Board is responsible for reviewing the project, holding public hearings, and making, by supermajority vote, a recommendation to Town Meeting. Town Meeting is the ultimate permit granting authority for any plan developed under the Bylaw.

Any future redevelopment utilizing this new bylaw will likely be quite different from the Raytheon project. Numerous factors make the proposed redevelopment of the Raytheon property unique, but chiefly its large size, and the substantial existing wastewater treatment and stormwater management infrastructure on the property set it apart from other commercial properties in Sudbury. The Planning Board has spent over 18 months planning for the sale of the Raytheon property, and reviewing the development proposal. The approval of this article is a deciding step in the advancement of the proposed Meadow Walk Sudbury Master Development Plan, which could have a significant positive influence on the future redevelopment of other properties along the commercial corridor. We are confident that the benefits will outweigh the impacts and that this unique opportunity for Sudbury is in the Town's best interest. The Planning Board unanimously supports this article.

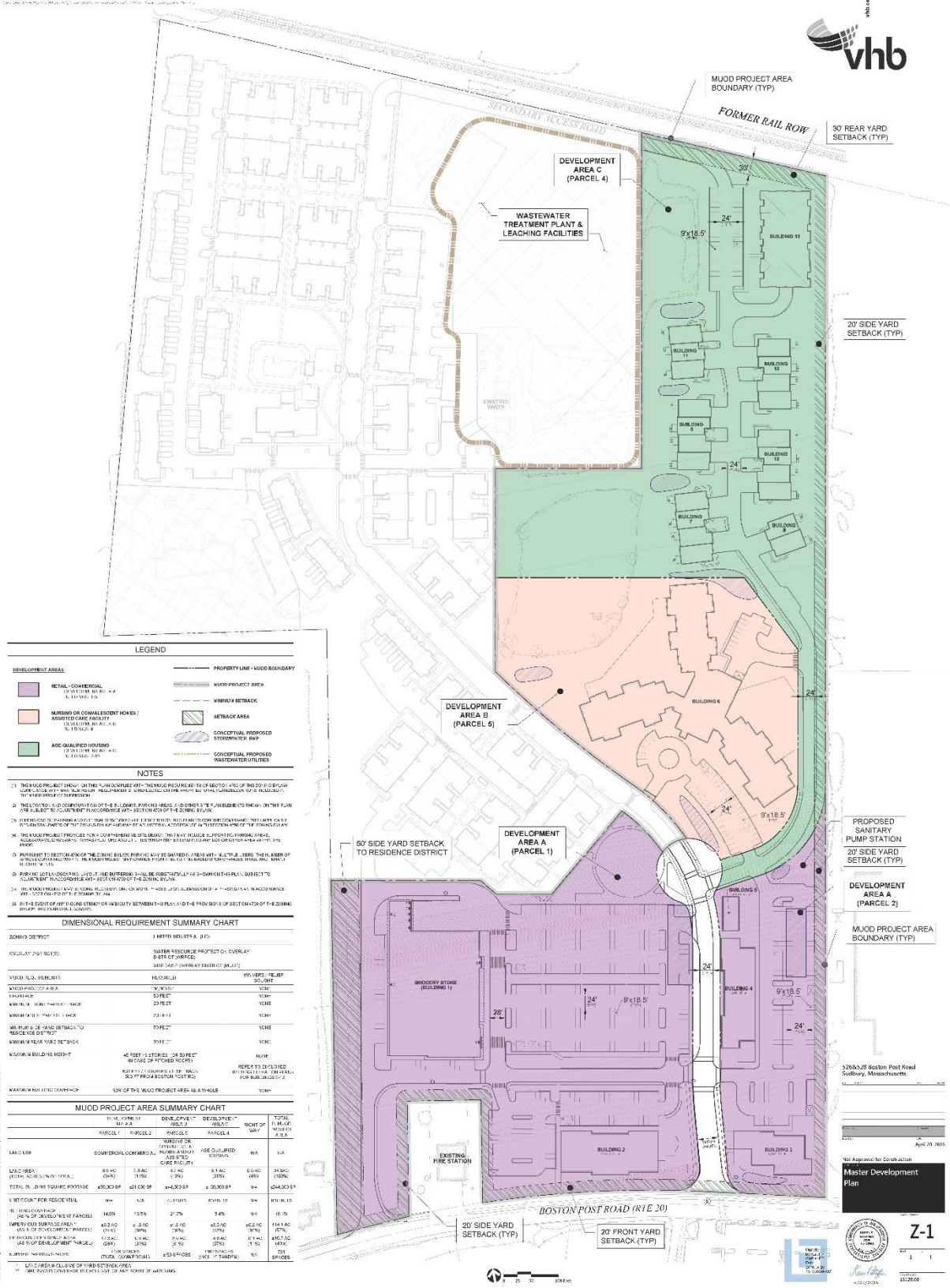
BOARD OF SELECTMEN POSITION: The Board will report at the Special Town Meeting.

ARTICLE 2. **MASTER DEVELOPMENT PLAN APPROVAL**

To see if the Town will vote to approve the Master Development Plan submitted by BPR Sudbury Development LLC, c/o National Development, for a mixed-use redevelopment plan proposing generally 35,000 square feet of commercial space; 60 units of age-restricted, active adult housing; a 54 bed assisted living/memory care facility; and infrastructure and utilities to service the development, within Mixed-Use Overlay District No. 1, at 526 & 528 Boston Post Road, in compliance with section 4740 of the Zoning Bylaw; or act in any manner relating thereto.

Submitted by the Town Manager.

(Two-thirds vote required)



LEGEND

DEVELOPMENT AREAS	PROPERTY LINE / MUDD BOUNDARY
RETAIL-COMMERCIAL (30' SIDE YARD BY 40' x 8' SIDE YARD)	MUDD PROJECT AREA

- NOTES**
- 1) THE MUDD PROJECT DEVELOPMENT PLAN COMPLIES WITH THE REGULATORY REQUIREMENTS OF SECTION 40A OF THE 2018 ZONING CODE AND WITH THE REQUIREMENTS OF ORDINANCES 18-01 AND 18-02, AS AMENDED, AND WITH THE REQUIREMENTS OF THE 2018 ZONING CODE.
 - 2) THE DEVELOPMENT PLAN COMPLIES WITH THE REGULATORY REQUIREMENTS OF SECTION 40A OF THE 2018 ZONING CODE AND WITH THE REQUIREMENTS OF ORDINANCES 18-01 AND 18-02, AS AMENDED, AND WITH THE REQUIREMENTS OF THE 2018 ZONING CODE.
 - 3) THE DEVELOPMENT PLAN COMPLIES WITH THE REGULATORY REQUIREMENTS OF SECTION 40A OF THE 2018 ZONING CODE AND WITH THE REQUIREMENTS OF ORDINANCES 18-01 AND 18-02, AS AMENDED, AND WITH THE REQUIREMENTS OF THE 2018 ZONING CODE.
 - 4) THE DEVELOPMENT PLAN COMPLIES WITH THE REGULATORY REQUIREMENTS OF SECTION 40A OF THE 2018 ZONING CODE AND WITH THE REQUIREMENTS OF ORDINANCES 18-01 AND 18-02, AS AMENDED, AND WITH THE REQUIREMENTS OF THE 2018 ZONING CODE.
 - 5) THE DEVELOPMENT PLAN COMPLIES WITH THE REGULATORY REQUIREMENTS OF SECTION 40A OF THE 2018 ZONING CODE AND WITH THE REQUIREMENTS OF ORDINANCES 18-01 AND 18-02, AS AMENDED, AND WITH THE REQUIREMENTS OF THE 2018 ZONING CODE.
 - 6) THE DEVELOPMENT PLAN COMPLIES WITH THE REGULATORY REQUIREMENTS OF SECTION 40A OF THE 2018 ZONING CODE AND WITH THE REQUIREMENTS OF ORDINANCES 18-01 AND 18-02, AS AMENDED, AND WITH THE REQUIREMENTS OF THE 2018 ZONING CODE.
 - 7) THE DEVELOPMENT PLAN COMPLIES WITH THE REGULATORY REQUIREMENTS OF SECTION 40A OF THE 2018 ZONING CODE AND WITH THE REQUIREMENTS OF ORDINANCES 18-01 AND 18-02, AS AMENDED, AND WITH THE REQUIREMENTS OF THE 2018 ZONING CODE.
 - 8) THE DEVELOPMENT PLAN COMPLIES WITH THE REGULATORY REQUIREMENTS OF SECTION 40A OF THE 2018 ZONING CODE AND WITH THE REQUIREMENTS OF ORDINANCES 18-01 AND 18-02, AS AMENDED, AND WITH THE REQUIREMENTS OF THE 2018 ZONING CODE.

DIMENSIONAL REQUIREMENT SUMMARY CHART

ZONING DISTRICT	M-1000 INDUSTRIAL (M-10)	
REGULATORY DISTRICT	WATER RESOURCE PROTECTION OVERLAY DISTRICT (WRP)	
MINIMUM HEIGHT	MINIMUM	MINIMUM
MINIMUM SETBACK	MINIMUM	MINIMUM
MINIMUM SIDE YARD SETBACK	MINIMUM	MINIMUM
MINIMUM FRONT YARD SETBACK	MINIMUM	MINIMUM
MINIMUM BUILDING HEIGHT	MINIMUM	MINIMUM
MINIMUM SIDE YARD SETBACK	MINIMUM	MINIMUM
MINIMUM FRONT YARD SETBACK	MINIMUM	MINIMUM

MUDD PROJECT AREA SUMMARY CHART

USE	DEVELOPMENT AREA A (PARCEL 1)		DEVELOPMENT AREA B (PARCEL 2)		DEVELOPMENT AREA C (PARCEL 4)		TOTAL FLOOR AREA (SQ FT)
	AREA (SQ FT)	PERCENTAGE	AREA (SQ FT)	PERCENTAGE	AREA (SQ FT)	PERCENTAGE	
RETAIL-COMMERCIAL	10,000	10%	10,000	10%	10,000	10%	30,000
ASS QUALIFIED HOUSING	10,000	10%	10,000	10%	10,000	10%	30,000
WASTEWATER TREATMENT PLANT & LEACHING FACILITIES	10,000	10%	10,000	10%	10,000	10%	30,000
OTHER	10,000	10%	10,000	10%	10,000	10%	30,000
TOTAL	100,000	100%	100,000	100%	100,000	100%	300,000

Attachment 8.a: Warrant_06.13 (1818) : Sign Special Town Meeting Warrant

TOWN MANAGER REPORT: The Master Development Plan, which has been developed and revised over the last several months in discussion with the Planning Board and the Board of Selectmen, creates a new, modern, mixed-use development on the former Raytheon property, transforming over 500,000 square feet of outdated industrial office space into a brand new community destination. The redevelopment of this property will bring significant tax revenue to the Town, create jobs, provide new and diverse housing styles for current and new residents, offer vibrant commercial areas with public open spaces and amenities, and protect the surrounding environment with the upgrade of all utilities and infrastructure. The Town will also benefit from a Development Agreement between the developer and the Board of Selectmen designed to mitigate the known and potential impacts from the development. The details of the Development Agreement will be publicized once it has been completed, and will be discussed at length at Town Meeting.

The Master Development Plan presented in this article generally conforms to the vision communicated to Raytheon by the Board of Selectmen and the Planning Board in February, 2015. The Town worked closely with Raytheon in 2014 and 2015 to find an appropriate developer to complete the Town's vision, and has currently been working carefully with the development team of National Development and Avalon Bay to fine tune the details of the Master Development Plan. The culmination of this plan, a combination of commercial use, assisted living and age-restricted housing, will provide significant tax revenue to the Town without excessive educational costs.

The Town boards have reviewed the developer's technical and financial reports generated in support of the project. The developer's Fiscal Impact Study, Traffic Study and Stormwater Management Plan have all been peer reviewed by the Town's consultants, and this information can be found on the Town's website. The Town is in the process of peer reviewing the environmental reports, and will present that information to the public upon its completion.

The Avalon Sudbury project and the Whole Foods grocery store are not technically part of this Town Meeting article, but are also important components of the overall Master Development Plan, and have undergone rigorous review by the Planning Board and Zoning Board of Appeals. The Avalon Sudbury project, once approved, will fulfill the Town's present 10% affordable housing requirement, and will offer a variety of luxury and affordable rental apartments, providing a type of housing unit not currently offered in Sudbury. Whole Foods will become the anchor tenant in the retail portion of the development, with the goal of attracting other high-end retailers to the town.

The ability to transform the Raytheon property, a large and out-of-date industrial land use, into an exciting and cohesive mixed-use development, under the leadership of a highly successful and reputable development team, is a path to Sudbury's future. This opportunity may not be offered again, and passage of this article is a critical step in that path.

BOARD OF SELECTMEN POSITION: The Board will report at the Special Town Meeting.

ARTICLE 3. **ACQUISITION OF LAND, GRANTS OF EASEMENTS –
BOSTON POST ROAD, FIRE STATION NO. 2**

To see if the Town will vote to authorize the Board of Selectmen to acquire by gift or purchase and to accept the deed to the Town of a fee simple interest in all or a portion of the parcel of land located at Boston Post Road known as the former Raytheon site, now owned by BPR Sudbury Development LLC, identified on the Town of Sudbury Assessors Map K07, Parcel 0013, upon such terms and conditions as the Board of Selectmen shall determine to be appropriate, to be used for general municipal purposes, and to accept easements and rights of way over the former Raytheon site for utilities, access, and egress, and to grant easements over the Town land located on Boston Post Road now used as a fire station to BPR Sudbury Development, LLC for maintenance of utilities and/or landscaping, or act on anything relative thereto.

Submitted by the Town Manager. (Majority vote required)

TOWN MANAGER’S REPORT: This article enables the Town to accept a small portion of the Raytheon land adjacent to Fire Station No. 2 which will be necessary if that station is expanded in the future, as well as any easements that might be needed in conjunction with utilities and/or access to the fire station property. The grant of this land is part of the Development Agreement that is being negotiated by the Board of Selectmen for the Meadow Walk Sudbury development.

BOARD OF SELECTMEN POSITION: The Board will report at the Special Town Meeting.

ARTICLE 4. **AMEND TOWN BYLAWS, ART I, TOWN MEETINGS,
SECTION 3**

Section 3. A Town Meeting shall be held on the third Monday in October at such place as the Selectmen shall determine. The Selectmen, after a public hearing, may schedule the start of the October Town Meeting up to and including 7 days earlier or 7 days later than the third Monday in October provided that they act no later than the last day in September preceding. All sessions of the meeting shall begin at 7:30 P.M., and, unless otherwise voted by two-thirds of those present and voting, shall be adjourned to 7:30 P.M. of the next Monday, Tuesday or Wednesday, whichever comes first (legal holidays excluded), upon completion of the article under discussion at 10:30 P.M.; except that any such meeting shall be adjourned before that time if a quorum shall be declared to have been lost, or at 8:30 P.M. if a quorum has not been assembled by then: or act on anything relative thereto.

Submitted by the Town Clerk. (Majority vote required)

TOWN CLERK’S REPORT: This article would change the second sentence of Section 3 from “The Selectmen, after a public hearing, may delay the start of the October Town Meeting for up to 7 days provided that they act no later than the last day in September preceding.”

In accordance with M.G.L. Chapter 54, Section 62, a biennial state election is held on the Tuesday after the first Monday in November in even numbered years. Additionally, for the 2016 Presidential Election, the State has mandated, among other election requirements, the

implementation of early voting from the eleventh business day preceding the general election until the close of business on the business day preceding the business day before the election. It would be prudent to allow the Town Clerk's Office additional days not only to comply with the extensive reporting requirements and the certifications of the proceedings of the October Town Meeting but also to complete preparations for the November elections in compliance with Massachusetts General Laws. The proposed changes to this section provide the Board of Selectmen, after a public hearing, the authority to move the Special October Town Meeting as many as seven days earlier or to a date as early as the second Monday in October.

BOARD OF SELECTMEN POSITION: The Board will report at the Special Town Meeting.

ARTICLE 5. **FAIRBANK COMMUNITY CENTER COMPLEX –
DESIGNER SERVICES**

To see if the Town will vote to raise and appropriate, or transfer from available funds, \$50,000, or any other sum, to be expended under the direction of the Facilities Director for the purpose of obtaining final conceptual drawings with needs assessment/marketing analysis and operational cost analysis for the entirety of the Fairbank building complex with the goal of producing design development documents and a construction cost estimate for a renovated and/or new building, or act on anything relative thereto.

Submitted by the Facilities Director.

(Majority Vote required)

FACILITIES DIRECTOR REPORT: In the fall of 2012, the Facilities Director requested \$608,000 to replace 20,600 square feet of deteriorated 22-year-old roofing at the Fairbank Community Center as it is experiencing leakage which is constantly under repair. A Town Meeting vote rejected the request for funds to replace the roof due to concerns as to whether the 20,600 square foot portion in question would be viable for future use in an expanded, redesigned community center if such was desired by the voters.

In response to that concern, the Board of Selectmen created the Fairbank Center Roof Task Force Committee to advise the Town as to the best options for dealing with the facility roof on the non-pool section of the building located over the kitchen and the lobby, both adjacent to the Sr. Center, and over the old school "wing" comprising the boiler room, Park and Recreation administration offices, Atkinson Pool locker rooms and restrooms, and nine classrooms currently occupied by the Sudbury Public Schools Administration and Park and Recreation. The Fairbank Community Center Task Force has determined that the best option is to replace the building, possibly including the pool. The Task Force is recommending pursuing the conceptual design that best meets the program needs of Sudbury residents and user groups today and in the future.

The Task Force concluded that it was best to Indefinitely Postpone Article 33 at last month's Town meeting and return to this June special town meeting with a request for additional funds to do further work on the conceptual stage. This article is requesting \$50,000 to allow the Task Force the opportunity to engage more services from the design team, including a final option and conceptual plan to bring back to the town for approval of design funds. After that further work,

it is hoped that the Task Force will be able to come back to the Town Meeting in the fall with a request for funds for design development documents.

BOARD OF SELECTMEN POSITION: The Board will report at the Special Town Meeting.

ARTICLE 6. FY16 BUDGET ADJUSTMENTS

To see if the Town will vote to amend the votes taken under Article 4, FY16 Budget, of the 2015 Annual Town Meeting, by adding to or deleting from line items thereunder, by transfer between or among accounts or by transfer from available funds; or act on anything relative thereto.

Submitted by the Board of Selectmen. (Majority vote required)

BOARD OF SELECTMEN REPORT: This article will allow flexibility to review all accounts within the FY16 Operating Budget to make adjustments at the Special Town Meeting as necessary.

BOARD OF SELECTMEN POSITION: The Board will report at the Special Town Meeting.

FINANCE COMMITTEE REPORT: The Finance Committee will report at the Special Town Meeting.

And you are required to serve this Warrant by posting an attested copy thereof at the Town Hall at least fourteen days before the time appointed for said meeting.

Hereof fail not and make due return by your doing thereon to the Town Clerk at or before the time of meeting aforesaid.

Given under our hands this seventeenth day of May, two thousand and sixteen.

SELECTMEN OF SUDBURY:

Patricia A. Brown

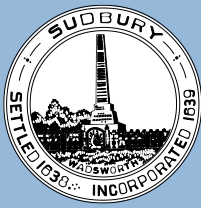
Susan N. Iuliano

Charles C. Woodard

Robert C. Haarde

Leonard A. Simon

Attachment8.a: Warrant_06.13 (1818 : Sign Special Town Meeting Warrant)



SUDBURY BOARD OF SELECTMEN
Tuesday, May 17, 2016

MISCELLANEOUS (UNTIMED)

9: Review police station RFP

REQUESTOR SECTION

Date of request:

Requestor: James Kelly, Facilities Director

Formal Title: Review and possibly vote on Request for Proposals (RFP) for former Police Station on Boston Post Road. Jim Kelly, Facilities Director, to attend.

Recommendations/Suggested Motion/Vote: Review and possibly vote on Request for Proposals (RFP) for former Police Station on Boston Post Road. Jim Kelly, Facilities Director, to attend.

Background Information:
Attached RFP

Financial impact expected:

Approximate agenda time requested:

Representative(s) expected to attend meeting:

Review:

Patty Golden	Pending
Melissa Murphy-Rodrigues	Pending
Barbara Saint Andre	Pending
Patricia A. Brown	Pending
Board of Selectmen	Pending

05/17/2016 7:30 PM

TOWN OF SUDBURY

REQUEST FOR PROPOSALS

For the

Disposition of Real Property
(old Police Station)

At 415 Boston Post Road
Parcel ID: K08-0006
Sudbury, MA 01776

Attachment9.a: KP-#549880-v1-SUDB_police_station_disposal_RFP (1816 : Review police station RFP)

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9. Price Proposal Form
10. Miscellaneous
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13. Certificate of Tax
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15. Disclosure Statement MGL c.7C, S38
16. Certificate of Tax Compliance
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INTRODUCTION

The Town of Sudbury will receive sealed proposals for the sale of a building and land as described herein. The Request for Proposals (RFP) packets shall be available as of March 16, 2016 and will be posted on the Town of Sudbury Website: www.sudbury.ma.us.

All proposals require a bid deposit in the form of a certified check or money order made payable to the Town of Sudbury in the amount of \$10,000. All proposals must be in a sealed envelope or package and be submitted to the above address no later than 2:00 P.M. on Thursday, April 14, 2016. All proposals must be complete and in compliance with the submission requirements outlined in the Request for Proposals (RFP).

The Town of Sudbury reserves the right to reject any and all proposals that do not meet the requirements set forth in the RFP or that are not in the best interests of the Town.

SUBMISSION REQUIREMENTS

All proposals must be submitted in a sealed envelope and/or package clearly labeled with the following three items:

1. Title: PROPOSAL FOR DISPOSITION OF REAL PROPERTY
Sudbury, MA
415 Boston Post Road
MAP DESCRIPTION:
Parcel ID: K08-0006
2. From: NAME AND ADDRESS OF PROPOSER
3. To: Town of Sudbury
Melissa Murphy-Rodrigues, Town Manager
278 Old Sudbury Road
Sudbury, MA 01776

The Submission Deadline is:

2:00 P.M. (Local time)
Thursday, April 14, 2016
Town Manager's Office
Flynn Building
278 Old Sudbury Road
Sudbury, MA 01776

All proposals must contain the following:

- A. Description of Proposer
- B. Address of Proposer
- C. Authorization to Submit Proposal (if applicable)
- D. Certified Check for \$10,000 bid deposit
- E. Written and Numerical Statement of Proposal Price
- F. MGL Chapter 7C sec 38 Disclosure of Beneficial Interest
- G. MGL Chapter 62C sec 49A Cert of Tax Compliance
- H. Must meet the Evaluation Criteria
- I. Submission of Highest and Best Use of Narrative & Price Proposal

CONTRACT TERMS AND CONDITIONS

The following terms and conditions will apply to the sale of the property described within this Request for Proposals:

1. The sale of the property is subject to review and recommendation by the Town Manager and by an evaluation committee consisting of Town officials. The sale of the property is subject to the provisions of Chapter 30B and any/all other applicable state/local provisions. The Sudbury Board of Selectmen must approve the disposition of the property.
2. The selected Buyer must execute a Purchase and Sales Agreement with the Town of Sudbury within thirty days of notice by the Town of the approval to sell the property. The Town reserves the right to waive or extend this deadline as it sees fit.
3. The selected Buyer must purchase the property within ninety days, or as otherwise agreed, of the execution of the Purchase and Sales Agreement. A 20% non-refundable deposit must be submitted with the Purchase and Sales Agreement. The Town reserves the right to extend this deadline.
4. The selected Buyer agrees to buy the property "AS IS" and agrees to be solely responsible for obtaining any and all permits, approvals, waivers, releases, or any other requirements necessary to use or develop the property.

MUNICIPAL PROPERTY OVERVIEW

PROPERTY DESCRIPTION

The property is located at 415 Boston Post Road. The lot is 27,443 square feet (.63 acres). The structure is a one story concrete block building with 6,249 square feet of gross floor area. Additional building information is contained in Attachments A, B, C, and D.

CONDITION OF PROPERTY

The property for disposition is available "AS IS" and the Town of Sudbury will not make any improvements or changes to the property as a condition of sale. Conveyance to the successful Proposer shall be subject to all restrictions and conditions of record, insofar as they may be in force and applicable to said parcel and are subject to the Town of Sudbury Zoning By Law.

CHAPTER 21E/M.G.L.

The Town of Sudbury has not undertaken a Chapter 21E study for the property. The property has been used as a municipal building. However, the Town does not warrant that any land parcel available for disposition is free and clear of any contamination as defined by Chapter 21E. Proposer will assume all costs and responsibilities for any contamination and will hold the Town harmless for any costs to clean the property of any contamination.

SUBDIVISION/PERMITS/APPROVALS

All costs and responsibilities for obtaining any necessary or desired subdivision approval, zoning, and/or site plan approval, and releases for any easements, covenants, or any other restrictions that may be present on the property will be the responsibility of the Buyer including but not limited to any municipal, state or federal provisions.

ZONING

Allowed uses will be according to the Town of Sudbury Zoning By-Law. Any proposed use of the property shall be in compliance with the said Zoning District. The Premises are zoned as "Limited Business District". Limited Business District does not support all potential uses. See , Zoning By-Law .

Minimum Evaluation Criteria

All Proposers must include the following components in their respective Proposals in order to be considered for review to meet the minimum criteria to be considered acceptable for this property sale.

- 1) 1) The applicant must demonstrate through written text any/all experience over the past three years in the area of property development. The applicant must demonstrate and verify that they are in good financial standing by previous audit and related verification (city, state, and federal)
- 2) If the applicate is an out-of-state corporation they must be licensed to do business in Massachusetts and have a resident agent documented in this proposal.
- 3) The applicant can close on the property within sixty days.
- 4) The applicant has cash or pre-approval for full funding without further lending approvals.

COMPARATIVE EVALUATION CRITERIA

THE HIGHEST AND BEST USE NARRATIVE: The Town of Sudbury is looking for a detailed narrative of “highest and best use” of this site, in particular utilizing municipal information, compliance with the definition of highest and best use, and the applicant’s vision of utilization. This narrative should not be more than five pages with appropriate attachments documenting in detail the applicant’s position for implementation and development of this site.

The highest and best use is defined by The Dictionary of Real Estate Appraisal Third Edition, published by the Appraisal Institute as:

“The reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value. The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum profitability.”

Impacts that should be described in writing, in detail by the proposer that will be evaluated include but are not limited to: volume and type of traffic generated, noise levels, hours of operation, clear explanation and measurement of any environmental impacts on air, land and/or water, quality of life, and visual impacts.

The Town will include the following criteria in evaluating proposals. Each criteria answer will be judged on a scale of 1-15 with a maximum of 15 points per criteria provided:

1. Description of the added economic enhancement and benefits to the Town of Sudbury and the surrounding business community.
2. Information regarding job descriptions for full-time, part-time or subcontracted staff and supervisory personnel, which may result in employment opportunities for the Town of Sudbury residents.
3. Any addition that the proposal would make on the quality of life to the residents of Sudbury.
4. Demonstrate a need for the proposed use in the Sudbury community.
5. Proof of successful present or past performance working in the area of real estate development and/or facility development/operation.

***Note:** The narrative will constitute 50% of the Town’s decision in order to determine the most highly advantageous Proposer.

Ranking:

- A. Highly Advantageous: Meets or exceeds any/all Town's criteria with extensive supportive documentation regarding best use analysis. 15 points
- B. Advantageous: Meets most of the Town's criteria with appropriate supportive documentation regarding best use analysis. 8 points
- C. Acceptable: Meets only half of the Town's criteria with only limited supportive documentation regarding best use analysis. 3-4 points
- D. Disadvantageous: Meets few, if any of the Town's criteria with minimal supportive documentation regarding best use analysis. 0 points

COMPARATIVE EVALUATION CRITERIA: PRICE PROPOSAL

The minimum acceptable price proposal for this property shall be Seven Hundred Fifty Thousand dollars (\$750,000).

The applicant must submit a price proposal based on all of the information included in this application. The Town will weigh the price proposal on the following scale:

A. Highly advantageous:	Top 10% of price proposals	50 points
B. Advantageous:	11% to 50% of top price proposals	30 points
C. Acceptable:	51% to 89% of top price proposals	10 points
D. Disadvantageous:	lowest 10% of price proposals	1 point

Attachment9.a: KP-#549880-v1-SUDB_police_station_disposal_RFP (1816 : Review police station RFP)

PRICE PROPOSAL FORM

In accordance with the information, terms and conditions attached hereto, I (We) hereby offer to purchase from the Town of Sudbury the property identified as:

**An approximate .6 acre parcel and building in the Town of Sudbury, MA
415 Boston Post Road
Sudbury, MA 01776
Parcel ID: K08-0006**

For the sum of:

\$ _____

Offer Written: _____ Dollars

Attached hereto is a certified check or money order drawn on a banking institution licensed in the Commonwealth of Massachusetts in an amount equal to twenty percent (20%) of the above offer which shall serve as surety for the faithful performance of this disposition of property from the Town of Sudbury. This sum shall be forfeited to the Town of Sudbury if the remaining eighty percent (80%) is not tendered to the Town of Sudbury within ninety (90) days, or as otherwise agreed from the notice of being the selected bidder of the parcel.

Signature of Proposer _____

Print Name _____

Address _____

City _____ State _____ Zip _____

Telephone # _____

NOTE: If a partnership or corporation, list all partners or all officers of the corporation and include a sealed corporate vote to allow an officer to act on this matter.

Partnership or Corporation Officers Names & Addresses

The Town of Sudbury reserves the right to reject any and all proposals if in its best interest to do so.

Attachment9.a: KP-#549880-v1-SUDB_police_station_disposal_RFP (1816 : Review police station RFP)

MISCELLANEOUS

AMENDMENTS/MODIFICATIONS TO PROPOSALS

The Proposer may, at any time prior to the deadline for submission of the Proposals, amend or modify their Proposal by submitting their amendment/modification to the address specified in the RFP, in a sealed envelope/package containing the amendment/modification and clearly marked with the following:

1. Title: PROPOSAL FOR DISPOSITION OF REAL PROPERTY (Amendment)
Sudbury, MA
415 Boston Post Road
MAP DESCRIPTION:
Parcel ID: K08-0006
2. From: NAME AND ADDRESS OF PROPOSER
3. To: Town of Sudbury
Melissa Murphy-Rodrigues, Town Manager
278 Old Sudbury Road
Sudbury, MA 01776

WITHDRAWAL OF PROPOSALS

Any Proposer may withdraw its Proposal at any time prior to deadline established in this RFP. Any Proposer wishing to withdraw a Proposal must provide a written authorization and/or acknowledgment that they are withdrawing their Proposal and that the Town of Sudbury is held harmless from any responsibility as a result of the Proposal withdrawal.

REJECTION OF PROPOSAL

The Town reserves the right to reject any / or all Proposals that do not meet the submission requirements or evaluation criteria contained in the RFP.

ADDENDUM

Any Addendum to the RFP will be forwarded to those who received a copy of the RFP by e-mail notification. The Town will not be notifying anyone who received a copy of the Request for Proposals from anyone other than the originator. If it is impossible to notify all parties who received an RFP from the Town Manager's Office of an Addendum prior to the deadline for submission, the Town reserves the right to extend the deadline for submission through proper notice.

SITE VISIT

The Town will conduct a site visit on Wednesday, March 30, 2016 at 10:00 a.m.

SUMMARY OF RFP SCHEDULE

Activity	Date
Post in Central Register	Wednesday, March 16, 2016
Advertise in local newspaper	Thursday, March 17 & March 24
Site Visit	Wednesday, March 30, 2016 – 10:00 a.m.
RFP Due	Thursday, April 14, 2016 – 2:00 p.m.

EVALUATION AND DECISION MAKING PROCEDURES

The proposals will be opened publicly on Thursday, April 14, 2016, 2:00 p.m., at the Flynn Building, Silva Conference Room, 278 Old Sudbury Road. The Town will review the proposals. Following the review, the most advantageous proposal will be recommended to the Board of Selectmen for Disposition. After the review of the proposal recommendation and a compliance check in conjunction with other Departments, the Board of Selectmen shall issue a Letter of Intent to Award to the successful proposer.

CERTIFICATE OF NON-COLLUSION

The undersigned certifies under penalties of perjury that this bid or proposal has been made and submitted in good faith and without collusion or fraud with any other person. As used in this certification, the word "person" shall mean any natural person, business, partnership, corporation, union, committee, club, or other organization, entity, or group of individuals.

Signature of Individual, or Corporation Name

By: _____
Corporate Officer & Title (if applicable)

Attachment9.a: KP-#549880-v1-SUDB_police_station_disposal_RFP (1816 : Review police station RFP)

TAX COMPLIANCE CERTIFICATE

Pursuant to General Laws Chapter 62C Section 49A, the undersigned certifies under the pains and penalties of perjury that _____ is in compliance with (name of contractor) the laws of the Commonwealth of Massachusetts relating to taxes, reporting of employees and contractors, and withholding and remitting child support.

Signature

Print Name

Title

Attachment9.a: KP-#549880-v1-SUDB_police_station_disposal_RFP (1816 : Review police station RFP)

CERTIFICATE AS TO CORPORATE BIDDER

I _____, certify

that I am the _____ of the Corporation named

as bidder in the within Bid Form; that _____

who signed said Bid Form on behalf of the Bidder was then _____

_____ of said Corporation; that I know his

signature and that his signature hereto is genuine and that said Bid Form was duly

signed, sealed, and executed for and in behalf of said Corporation by authority of its

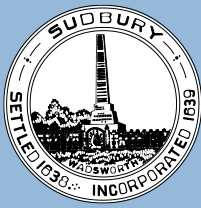
governing body

(Corporate Seal)

Title

This Certificate must be completed where Bidder is a Corporation, and should be so completed by its Clerk. In the event that the Clerk is the person signing the Proposal on behalf of the Corporation, this Certificate must be completed by another Officer of the Corporation.

Attachment9.a: KP-#549880-v1-SUDB_police_station_disposal_RFP (1816 : Review police station RFP)



SUDBURY BOARD OF SELECTMEN
Tuesday, May 17, 2016

MISCELLANEOUS (UNTIMED)

10: Disband Vocational Education Options Committee

REQUESTOR SECTION

Date of request:

Requested by: Leila S. Frank

Formal Title: Vote to disband and archive the Vocational Education Options Committee, and also to thank the members for their excellent work in generating, evaluating and reporting on the best options for the Town of Sudbury in selecting a vocational school for its students.

Recommendations/Suggested Motion/Vote: Vote to disband and archive the Vocational Education Options Committee, and also to thank the members for their excellent work in generating, evaluating and reporting on the best options for the Town of Sudbury in selecting a vocational school for its students.

Background Information:

Per the Mission Statement for the Vocational Education Options Committee, all appointments to the committee expire on May 31, 2016. As the work of the committee has been completed, it is recommended that the committee be disbanded.

Financial impact expected:n/a

Approximate agenda time requested: 10 minutes

Representative(s) expected to attend meeting:

Review:

Patty Golden	Pending
Melissa Murphy-Rodrigues	Pending
Barbara Saint Andre	Pending
Patricia A. Brown	Pending
Board of Selectmen	Pending

05/17/2016 7:30 PM



**Vocational Education Options Committee
Town of Sudbury**

**Voted to establish July 22, 2014 by the Sudbury Board of Selectmen
Amended May 26, 2015**

Mission Statement

The Board of Selectmen is creating the Vocational Education Options Committee to generate, evaluate and report on best options for the Town of Sudbury in selecting a vocational school for our students. The Committee's mission is to advise the Board and the Sudbury Community on alternatives for providing vocational/technical options for Sudbury students that are both academically and financially appropriate. As part of this, the Board requests that this Committee develop a report with four recommendations: 1) whether to recommend the building project proposed by the Minuteman Regional District; 2) which available vocational school(s) will best meet Sudbury's academic and budgetary needs; 3) whether Sudbury should participate in the vocational school(s) as a member or on some other basis; 4) Whether or not Sudbury should remain or withdraw from the Minuteman Regional District.

Background: Sudbury has been a member of the Minuteman Regional Vocational Technical High School District since its founding in 1971. The Minuteman District School Committee is engaged in a multi-year process to determine how best to address a number of building shortcomings, including construction of a new school building. As part of that process, that committee has recommended significant amendments to the Minuteman Regional Agreement to facilitate financing this capital project. However, the towns of the Minuteman Regional District have not accepted these amendments and the Minuteman District School Committee now proposes that the building project proceed under the existing regional agreement. Sudbury must decide whether to support this building project. Additionally, Sudbury has the opportunity to evaluate a wide range of vocational options to obtain the most academically appropriate and fiscally responsible programs for our students as we decide how to proceed.

Membership

The *Vocational Education Options Committee* will be appointed by the Board of Selectmen and shall be comprised of:

- Two Sudbury Selectmen
- One member designated by the Sudbury Finance Committee
- One member of the Sudbury Public Schools or a designee of the SPS Committee
- One member of the Lincoln-Sudbury Regional School Committee or a designee of the L-S School Committee
- The Sudbury member of the Minuteman School Committee
- Principal of Curtis Middle School or a designee with knowledge of educational preferences and needs of Sudbury middle school students
- Superintendent/Principal of Lincoln-Sudbury Regional High School or a designee with knowledge of educational preferences and needs of Sudbury high school students

- Up to three at-large members
- Up to two associate members

All appointments shall expire on May 31, 2016, but may be extended by the Board of Selectmen. The Committee shall elect a Chair and a Clerk from among its members. The Chair will run meetings and be the designated communications link with the Board of Selectmen's office. The Clerk shall insure that full minutes and a list of members in attendance are kept of each meeting and promptly submitted to the Committee for approval, filing with the Town Clerk, and posting to the Town's website.

Staffing Assistance

At this time there is no staff assigned to assist this committee.

Tasks

It is anticipated that the committee will discuss and develop their own work plan to accomplish the mission of the committee. The Board of Selectmen expects that the first work product of the committee will be to determine what tasks they believe are necessary to provide a report to the Board of Selectmen so the Board may determine a position on the question of approving the Minuteman School Building proposal at the 2016 Annual Town Meeting. The final report of the committee shall be submitted to the Board of Selectmen no later than December 31, 2015.

Compliance with State and Local Laws and Town Policies

The **Vocational Education Options Committee** is responsible for conducting its activities in a manner which is in compliance with all relevant state and local laws and regulations including but not limited to the Open Meeting Law, Public Records Law, and Conflict of Interest Law, as well as all Town policies which affect committee membership. In particular, all appointments are subject to the following:

The Code of Conduct for Selectmen Appointed Committee. A resident or employee who accepts appointment to a Town committee by the Board of Selectmen agrees that he/she will follow this code of conduct.

The Town's Email Communication for Committee Members Policy. Anyone appointed to serve on a Town committee by the Board of Selectmen agrees that he/she will use email communication in strict compliance with the Town of Sudbury's email policy, and further understands that any use of email communication outside of this policy can be considered grounds for removal from the committee by the Selectmen.

Use of the Town's Web site. The Committee will keep minutes of all meetings and post them on the Town's web site. The committee will post notice of meetings on the Town's website as well as at the Town Clerk's Office.



Members

Members					
Name	Position	Address	Term	End Date	Appointed By
VACANCY	Associate		1		Selectmen
Patricia Brown	Chairman	34 Whispering Pine Road	1	05/31/2016	Selectmen
VACANCY	Member		1		Selectmen
VACANCY	Member		1		Selectmen
VACANCY	Member		1		Selectmen
VACANCY	Member		1		Selectmen
VACANCY	Member		1		Selectmen
John K. Baranowsky	Member	103 Belcher Dr	1	05/31/2016	Selectmen
Robert C. Haarde	Member	37 Belcher Dr	1	05/31/2016	Selectmen
Elena M. Kleifges	Member	14 Spruce Ln	1	05/31/2016	Selectmen
William E. Kneeland, Jr.	Member	43 Pennymeadow Road	1	05/31/2016	Selectmen
David R. Manjarrez	Member	47 Firecut Ln	1	05/31/2016	Selectmen
Scott B. Nassa	Member	36 Clark Ln	1	05/31/2016	Selectmen
Allison Scheff	Member	33 Harness Ln	1	05/31/2016	Selectmen
Bella Wong	Member	390 Lincoln Road	1	05/31/2016	Selectmen

Vocational Education Options Committee

Interested in serving on this committee?

[Appointment Application](#)

The Board of Selectmen created the Vocational Education Options Committee on July 22, 2014 to generate, evaluate and report on best options for the Town of Sudbury in selecting a vocational school for our students.

The Committee's mission is to advise the Board and the Sudbury Community on alternatives for providing vocational/technical options for Sudbury students that are both academically and financially appropriate.

[Vocation Education Options Committee - Mission Statement](#)

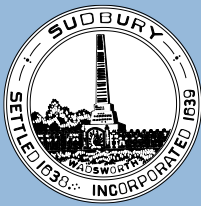
Search the entire Sudbury site

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Contact

Email: veoc@sudbury.ma.us





SUDBURY BOARD OF SELECTMEN
Tuesday, May 17, 2016

MISCELLANEOUS (UNTIMED)

11: Rice Museum Fund

REQUESTOR SECTION

Date of request:

Requestor: Permanent Building Committee

Formal Title: Vote: As Trustees of the Harry Rice Museum Fund, authorization is granted for the use of said fund toward the cost of the renovation/repurposing of the Loring Parsonage to be used as a Sudbury History Museum under the direction of the Permanent Building Committee; said authorization includes award of contracts by the Town Manager to effect such use.

Recommendations/Suggested Motion/Vote: Vote: As Trustees of the Harry Rice Museum Fund, authorization is granted for the use of said fund toward the cost of the renovation/repurposing of the Loring Parsonage to be used as a Sudbury History Museum under the direction of the Permanent Building Committee; said authorization includes award of contracts by the Town Manager to effect such use.

Background Information:

The Probate Court has judged the Harry Rice Trust fund as appropriate to use toward the cost of the Loring Parsonage renovation/repurposing as a Sudbury History Museum. Further information is attached.

Financial impact expected:

Approximate agenda time requested:

Representative(s) expected to attend meeting:

Review:

Patty Golden	Pending
Melissa Murphy-Rodrigues	Pending
Barbara Saint Andre	Pending
Patricia A. Brown	Pending
Board of Selectmen	Pending

05/17/2016 7:30 PM

The Permanent Building Committee has been working with the Sudbury Historical Society (SHS) to facilitate use of State grant funds donated to the Town by the SHS by contracting with Classic Construction & Development Corp. to perform some of the initial structural improvements required to use the Loring Parsonage. Simultaneously we are working with the designer chosen for the project, Spencer & Vogt Group, Inc. to finalize the design of renovations which will enable the Parsonage to be used for a Sudbury History Museum. We are also working in conjunction with the Historical Commission on the final design scheme which is the process of review by the Historic Districts Commission.

As the State funds will only partially accommodate the full extent of the structural improvements necessary, a portion of the \$165,188.57 (present value of the Rice Trust) would be utilized to complete or perform an additional portion of the structural improvements necessary.

As the final design is not yet complete and not yet analyzed as to the ability to separately contract portions of the project, further use of the funds may be held until such time as funds are available for the whole of the remainder of the project. The funding also contemplates use of the Wood-Davison Fund once approved by the Probate Court and as voted for such use by the Board of Selectmen and the CPA funds in the amount of \$400,000 which were voted at the 2016 Annual Town Meeting for this project. Additionally, the Sudbury Historical Society as the potential Lessee of the building will be fund raising to augment any funds necessary to complete the repurposing project.

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, ss

PROBATE COURT
C.A. NO. 16E0036

TOWN OF SUDBURY and
PATRICIA BROWN, ROBERT
HAARDE, CHARLES WOODARD,
SUSAN IULIANO, AND LEONARD
SIMON, as they are members of the
Sudbury Board of Selectmen and
Trustees of the Rice Museum Fund,

Plaintiffs

v.

MAURA HEALEY, as she is the
ATTORNEY GENERAL of the
COMMONWEALTH OF
MASSACHUSETTS

Defendant

~~ORDER OF JUDGMENT~~
ON COMPLAINT IN
EQUITY filed 3/21/16

In this matter having come before the Court on May 11, 2016 at Cambridge, the Court

(Gorman, J.) hereby makes the following Order:

1. In consideration of the Plaintiffs' Complaint in Equity, and for the reasons set forth therein, I find that circumstances and conditions have so changed since the making of the will of Harry C. Rice that certain terms related to the Harry Rice Museum Fund, as set forth in Article VII of said will, have become impossible or impracticable to carry out in the exact form or manner provided by the testator.
2. I find that the donor, Harry C. Rice, by his will, manifested a general intention to devote the property, the Harry Rice Museum Fund, to public charitable purposes;
3. I find that the Attorney General of Massachusetts has assented in writing to the allowance of the Plaintiffs' Complaint in Equity;


Attachment11.b: Rice Trust Fund_judgement (1813 : Rice Museum Fund)

4. The Court therefore orders that the terms of the charitable trust, known as the Harry Rice Museum Fund, created under Article VII of Harry C. Rice’s will, shall be administered cy pres by the Town of Sudbury Board of Selectmen, as they are Trustees of the Harry Rice Museum Fund;

5. The Court further allows a reasonable deviation from the terms of said charitable trust, pursuant to the Court’s general equity powers, to allow the Town of Sudbury, through its Board of Selectmen, to use the entirety of the Harry Rice Museum Fund toward the cost of renovating the Loring Parsonage for use as a Sudbury History Museum, which would display artifacts, materials and programs appropriate to the study of American history, and in particular the history of New England and Sudbury, including Native American history, with the renovations to include bringing the Loring Parsonage into compliance with applicable fire codes.

6. Nothing in this Order shall be construed as allowing the Plaintiffs to deviate from any terms of the will of Harry C. Rice except as specifically allowed by this Order.

SO ORDERED:

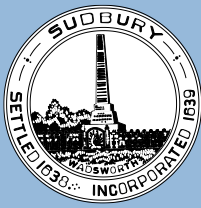


(Gorman, J.)



Dated

Attachment 11.b: Rice Trust Fund Judgement (1813 : Rice Museum Fund)



SUDBURY BOARD OF SELECTMEN
Tuesday, May 17, 2016

MISCELLANEOUS (UNTIMED)

12: Citizen's Comments (Cont)

REQUESTOR SECTION

Date of request:

Requested by: Patty Golden

Formal Title: Citizen's Comments (Cont)

Recommendations/Suggested Motion/Vote: Citizen's Comments (Cont.)

Background Information:

Financial impact expected:

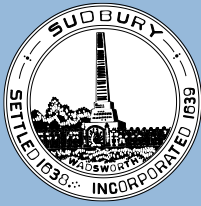
Approximate agenda time requested:

Representative(s) expected to attend meeting:

Review:

Patty Golden	Pending
Melissa Murphy-Rodrigues	Pending
Barbara Saint Andre	Pending
Patricia A. Brown	Pending
Board of Selectmen	Pending

05/17/2016 7:30 PM



SUDBURY BOARD OF SELECTMEN
Tuesday, May 17, 2016

MISCELLANEOUS (UNTIMED)

13: Discuss Future Agenda Items

REQUESTOR SECTION

Date of request:

Requested by: Patty Golden

Formal Title: Discuss Future Agenda Items

Recommendations/Suggested Motion/Vote: Discuss Future Agenda Items

Background Information:

Financial impact expected:

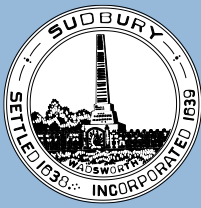
Approximate agenda time requested:

Representative(s) expected to attend meeting:

Review:

Patty Golden	Pending
Melissa Murphy-Rodrigues	Pending
Barbara Saint Andre	Pending
Patricia A. Brown	Pending
Board of Selectmen	Pending

05/17/2016 7:30 PM



SUDBURY BOARD OF SELECTMEN
Tuesday, May 17, 2016

MISCELLANEOUS (UNTIMED)

14: Reorganize BOS

REQUESTOR SECTION

Date of request:

Requestor: Pat Brown

Formal Title: Discuss and vote new BOS chairman and vice-chairman.

Recommendations/Suggested Motion/Vote: Discuss and vote new BOS chairman and vice-chairman.

Background Information:

Following vote, this will take effect at the END of the meeting.

Financial impact expected:

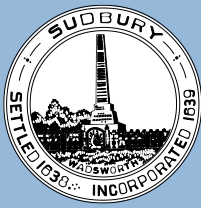
Approximate agenda time requested:

Representative(s) expected to attend meeting:

Review:

Patty Golden	Pending
Melissa Murphy-Rodrigues	Pending
Barbara Saint Andre	Pending
Patricia A. Brown	Pending
Board of Selectmen	Pending

05/17/2016 7:30 PM



SUDBURY BOARD OF SELECTMEN
Tuesday, May 17, 2016

CONSENT CALENDAR ITEM
15: SMILE Mass Run Into Summer

REQUESTOR SECTION

Date of request:

Requestor: Susan Brown, SMILE Mass

Formal Title: Vote to Grant a Special Permit to SMILE Mass, to Hold the “Run Into Summer” on Wednesday, June 15, 2016, from 7:00 P.M. through approximately 8:30 P.M., subject to Police Department safety requirements, Proof of Insurance Coverage and the assurance that any litter will be removed at the race’s conclusion.

Recommendations/Suggested Motion/Vote: Vote to Grant a Special Permit to SMILE Mass, to Hold the “Run Into Summer” on Wednesday, June 15, 2016, from 7:00 P.M. through approximately 8:30 P.M., subject to Police Department safety requirements, Proof of Insurance Coverage and the assurance that any litter will be removed at the race’s conclusion.

Background Information:
CONSENT CALENDAR

Financial impact expected:N/A

Approximate agenda time requested:

Representative(s) expected to attend meeting:

Review:

- Melissa Murphy-Rodrigues Pending
- Barbara Saint Andre Pending
- Leila S. Frank Pending
- Patty Golden Pending
- Patricia A. Brown Pending
- Board of Selectmen Pending

05/17/2016 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: BOSadmin@sudbury.ma.us

APPLICATION FOR A CHARITABLE WALK/RELAY PERMIT ON A PUBLIC WAY

Written permission to conduct a fundraising walk or relay race in any public street, public sidewalk or public way within the Town must be obtained from the Board of Selectmen prior to the event. The Chief of Police will determine the appropriate public safety requirements for this event and the cost of such special duty officers, if any required, will be borne by the applicant. The Town of Sudbury requires a Certificate of Insurance of no less than \$1,000,000, naming the Town as an additional insured. All cleanup from the event will be completed by the applicant within 8 hours after the stated ending time or applicant will be billed for the Towns cost to clean up. Application processing can take up to four weeks as approval from the Police, Building and Park & Recreation departments may be required prior to Board of Selectmen approval. Processing begins after all required materials are received, so please plan accordingly.

Organization Name SMILE MASS

Event Name RUN INTO SUMMER 5K/10K/FUN RUN

Organization Address 66 DUDLEY RD, SUDBURY MA 01776

Name of contact person in charge LETTE DILMEDE / SUSAN

Telephone Number(s) of contact [REDACTED]

Email address info@smilemass.org

Date of event JUNE 15, 2016 Rain Date —

Starting time 7:00 pm Ending time 8:30 pm

Route of the race/relay and portion of the road requested to be used (please indicate on map and attach to this application) attached

Anticipated number of participants 150

Assembly area (enclose written permission of owner if private property to be used for assembly) WINDS MIDDLE SCHOOL

Organization that proceeds will go to SMILE MASS

Any other important information we plan to hire 2-4 police detail

The undersigned applicant agrees that the applicant and event participants will conform to applicable laws, by-laws and regulations as well as any special requirement that may be made as a condition of the granting of permission pursuant to this application. I/we agree to hold the Town of Sudbury harmless from any and all liability and will defend the Town of Sudbury in connection therewith.

Signature of Applicant [Signature] Date 5/1/16



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

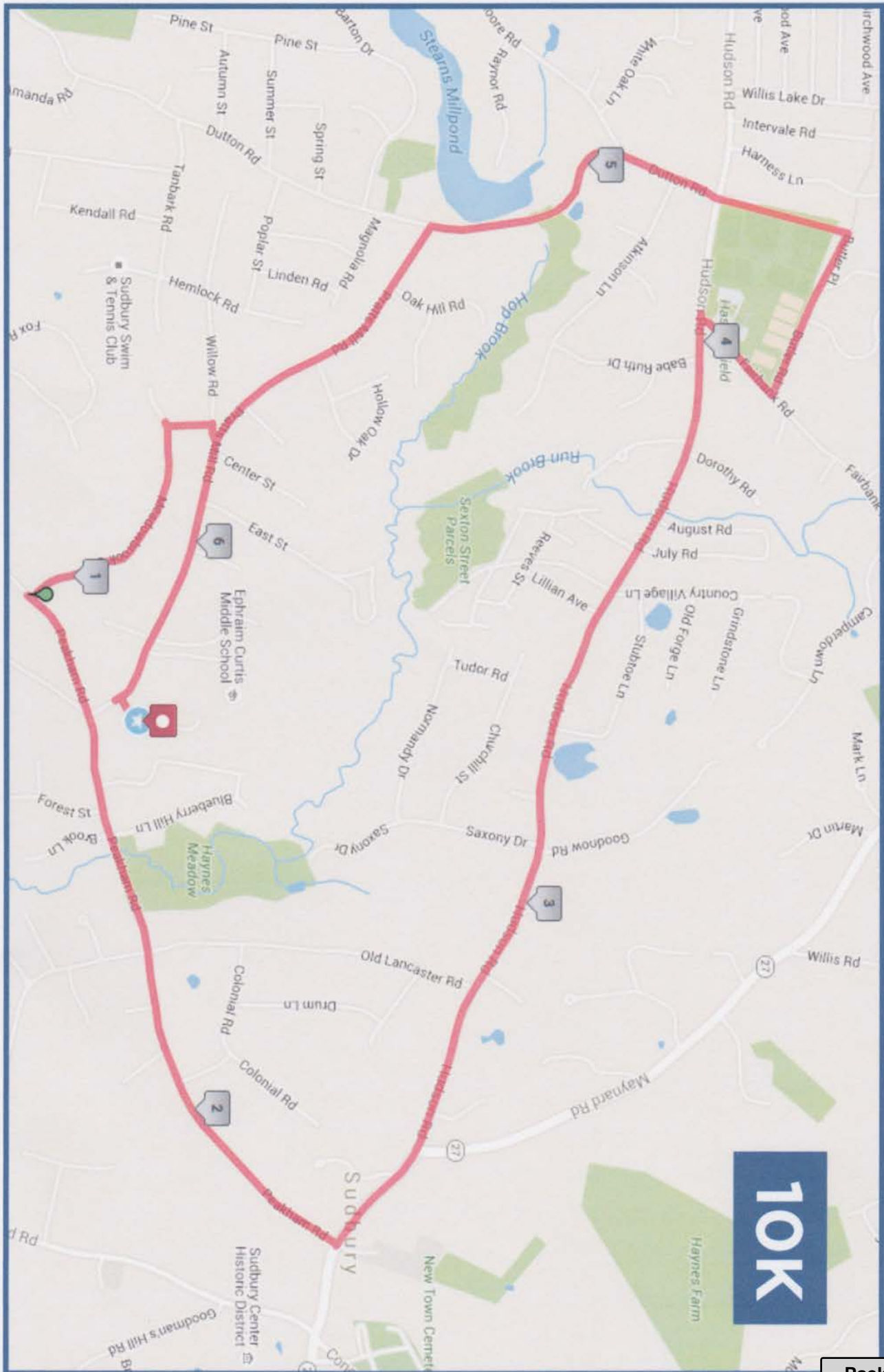
Email: BOSSadmin@sudbury.ma.us

CONTINUED: APPLICATION FOR A CHARITABLE WALK/RELAY PERMIT...

Application Checklist:

- Application Form
- Map of Route
- Evidence of Certificate of Insurance (please see details above)

Please submit completed application and materials to:
Board of Selectmen
278 Old Sudbury Rd.
Sudbury, MA 01776
Fax: 978-443-0756
Email: BOSSadmin@sudbury.ma.us



Attachment15.a: Run into Summer Curtis_BOS (1798 : SMILE Mass Run Into Summer)

Smile MASS – Run Into Summer Department Feedback June 15, 2016

DPW

From: Place, Bill
Sent: Monday, May 02, 2016 11:18 AM
Subject: **ACCEPTED**: UPDATED: Smile MASS Run into Summer
When: Wednesday, June 15, 2016 7:00 PM-8:15 PM (UTC-05:00) Eastern Time (US & Canada).

DPW has **no issues** as long as they police the area when they are done.

Bill

FIRE DEPARTMENT

On 5/10/16 Fire Chief Miles expressed **no issues** with the application.

PARK & RECREATION

From: McNamara, Kayla
Sent: Tuesday, May 10, 2016 11:59 AM
To: Frank, Leila
Cc: McNamara, Kayla
Subject: RE: Updated Smile MASS Run into Summer

This is Okay with Park & Recreation. It looks like the 10K route now goes around Haskell field, June 15 is a Wednesday and there are currently no requests for field usage on that date.

Thanks,
Kayla

POLICE DEPARTMENT

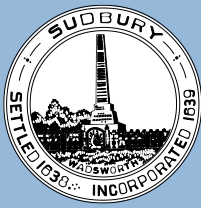
From: Nix, Scott
Sent: Tuesday, May 10, 2016 3:34 PM
To: Frank, Leila <FrankL@sudbury.ma.us>
Cc: Grady, Robert <GradyR@sudbury.ma.us>
Subject: RE: Updated Smile MASS Run into Summer

Leila,

In regards to the proposed event, this is the same route that has been proposed for other organizations. Therefore, as long as they hire the appropriate details for safety, as they have done in the past we **do not have an issue** with the event. On November 21st of last year they hired two detail officers.

Respectfully,

Scott Nix
Chief of Police



SUDBURY BOARD OF SELECTMEN
Tuesday, May 17, 2016

CONSENT CALENDAR ITEM

16: Riverfest One Day Wine & Malt License Application

REQUESTOR SECTION

Date of request:

Requestor: Cindy Delpapa, SuAsCo Wild & Scenic River Stewardship Council

Formal Title: Vote to grant a 1-day Wine & Malt license to Sudbury, Assabet and Concord Wild & Scenic River Stewardship Council, to accommodate the Riverfest Weekend Kickoff Event on Friday, June 17, 2016 from 6:00 PM to 8:30 PM at Sudbury Valley Trustees' Wolbach Farm, 327 Concord Road, subject to the use of a TIPS-trained bartender and a receipt of a Certificate of Liability.

Recommendations/Suggested Motion/Vote: Vote to grant a 1-day Wine & Malt license to Sudbury, Assabet and Concord Wild & Scenic River Stewardship Council, to accommodate the Riverfest Weekend Kickoff Event on Friday, June 19, 2015 from 6:00 PM to 8:30 PM at Sudbury Valley Trustees' Wolbach Farm, 327 Concord Road, subject to the use of a TIPS-trained bartender and a receipt of a Certificate of Liability.

Background Information:

Requested information provided. Building Inspector, Police Dept, Fire Dept, and Board of Health expressed no issues.

Financial impact expected:\$25 to General Fund

Approximate agenda time requested:

Representative(s) expected to attend meeting:

Review:

Patty Golden	Pending
Melissa Murphy-Rodrigues	Pending
Barbara Saint Andre	Pending
Patricia A. Brown	Pending
Board of Selectmen	Pending

05/17/2016 7:30 PM



Town of Sudbury

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www.sudbury.ma.us

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Flynn Building
278 Old Sudbury Rd
Sudbury, MA 01776-1843
978-639-3381
Fax: 978-443-0756
Email: selectmen@sudbury.ma.us

APPLICATION FOR ONE-DAY LIQUOR LICENSE

Non-profit organizations hosting an event in Sudbury are eligible to apply for a one-day liquor license. Application processing can take up to four weeks as approval from the Fire, Police, Building and Board of Health departments are required prior to Board of Selectmen approval. Processing begins after all required materials are received. so please plan accordingly.

Name of applicant: Cindy Delpapa, Secretary- SuAsCo Wild & Scenic River Stewardship Council

Address of applicant: Wilson Hall Rm 209, 577 Western Avenue; Westfield, MA 01086

Phone: [REDACTED]

Organization Name: Sudbury, Assabet and Concord Wild & Scenic River Stewardship Council

Name & Purpose of Event: Riverfest Weekend's Kickoff Event

The event is to launch the annual Riverfest Weekend of free river- focused family events throughout the watershed.

to present the SuAsCo/League of Women Voters River Steward Awards and to thank the volunteers working to protect our local rivers.

License Type Requested: \$25 Wine & Malt – OR – \$35 All Alcohol

Event Date: Friday, 17 June, 2016

Event Time: 6:00 PM to 8:30 PM

Event Venue & Address: Sudbury Valley Trustees' Wolbach Farm, 18 Wolbach Road, Sudbury

Documents Enclosed:

- Certificate of Liability naming the Town of Sudbury
- Proof of bartender(s) training/certification
- Application fee: \$25 Wine & Malt or \$35 All Alcohol. Check payable to Town of Sudbury.

Please submit completed application and materials to:

Board of Selectmen
278 Old Sudbury Rd.
Sudbury, MA 01776
Fax: 978-443-0756
Email: BOSadmin@sudbury.ma.us

April 22, 2016

Date

Cindy Delpapa
Applicant Signature

Riverfest Kickoff Department Feedback June 17, 2016

Fire Department Approval:

From: Whalen, John
Sent: Wednesday, April 27, 2016 2:35 PM
Subject: **ACCEPTED**: SuAsCo Riverfest
When: Friday, June 17, 2016 6:00 PM-8:30 PM (UTC-05:00) Eastern Time (US & Canada).

Board of Health Approval:

From: Murphy, Bill
Sent: Wednesday, April 27, 2016 1:29 PM
Subject: **ACCEPTED**: SuAsCo Riverfest
When: Friday, June 17, 2016 6:00 PM-8:30 PM (UTC-05:00) Eastern Time (US & Canada).

Building Department Approval:

From: Herweck, Mark
Sent: Thursday, April 28, 2016 3:08 PM
Subject: **ACCEPTED**: SuAsCo Riverfest
When: Friday, June 17, 2016 6:00 PM-8:30 PM (UTC-05:00) Eastern Time (US & Canada).

Occupancy load of 50 or more needs Fire Department Detail.

[5/12/16: Applicant Anne Slugg hired Fire Detail for the event.](#)

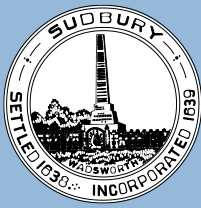
Police Department Approval:

From: Nix, Scott
Sent: Wednesday, April 27, 2016 12:22 PM
Subject: **ACCEPTED**: SuAsCo Riverfest
When: Friday, June 17, 2016 6:00 PM-8:30 PM (UTC-05:00) Eastern Time (US & Canada).

The police department **does not have an issue** with this event.

Respectfully,

Scott Nix
Chief of Police



SUDBURY BOARD OF SELECTMEN
Tuesday, May 17, 2016

CONSENT CALENDAR ITEM
17: Amputee Veteran Motorcycle Ride

REQUESTOR SECTION

Date of request:

Requestor: Luis A. Torres, 2nd Vice Post Commander, AMVETS Post 79

Formal Title: Vote to Grant a Special Permit to AMVETS Post 79, to hold the Amputee Veteran Motorcycle Ride on Saturday, August 27, 2016, from 10:00 A.M. through approximately 5:00 P.M., subject to Police Department safety requirements, Proof of Insurance Coverage and the assurance that any litter will be removed at the ride's conclusion.

Recommendations/Suggested Motion/Vote: Vote to Grant a Special Permit to AMVETS Post 79, to hold the Amputee Veteran Motorcycle Ride on Saturday, August 27, 2016, from 10:00 A.M. through approximately 5:00 P.M., subject to Police Department safety requirements, Proof of Insurance Coverage and the assurance that any litter will be removed at the ride's conclusion.

Background Information:
CONSENT CALENDAR

Financial impact expected:N/A

Approximate agenda time requested:

Representative(s) expected to attend meeting:

Review:

- Melissa Murphy-Rodrigues Pending
- Barbara Saint Andre Pending
- Leila S. Frank Pending
- Patty Golden Pending
- Patricia A. Brown Pending
- Board of Selectmen Pending

05/17/2016 7:30 PM



TOWN OF SUDBURY

Office of Selectmen
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RECEIVED
BOARD OF SELECTMEN
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Flynn Building
278 Old Sudbury Rd
Sudbury, MA 01776-1843
978-639-3381
Fax: 978-443-0756

2016 APR 29 P 12: 25

Email: BOSadmin@sudbury.ma.us

APPLICATION FOR A CHARITABLE WALK/RELAY PERMIT ON A PUBLIC WAY

Written permission to conduct a fundraising walk or relay race in any public street, public sidewalk or public way within the Town must be obtained from the Board of Selectmen prior to the event. The Chief of Police will determine the appropriate public safety requirements for this event and the cost of such special duty officers, if any required, will be borne by the applicant. The Town of Sudbury requires a Certificate of Insurance of no less than \$1,000,000, naming the Town as an additional insured. All cleanup from the event will be completed by the applicant within 8 hours after the stated ending time or applicant will be billed for the Town's cost to clean up. Application processing can take up to four weeks as approval from the Police, Building and Park & Recreation departments may be required prior to Board of Selectmen approval. Processing begins after all required materials are received, so please plan accordingly.

Organization Name Amvets Post 79

Event Name Amputee Veteran motorcycle ride

Organization Address 1 Superior Drive, Mattick MA 01760

Name of contact person in charge Luis A. Torres Sr 2nd Vice Post Comm

Telephone Number [REDACTED]

Email address [REDACTED]

Date of event Aug-27-2016 Rain Date Aug-28-2016

Starting time 10:AM Ending time Evening in Mattick

Route of the race/relay and portion of the road requested to be used (please indicate on map and attach to this application) Driving three ^{3.6 miles} on Hudson Rd From Vayland to Hudson

Anticipated number of participants 106

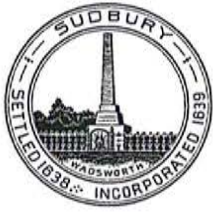
Assembly area (enclose written permission of owner if private property to be used for assembly) Wll be assembling in Mattick

Organization that proceeds will go to Camp Arrowhead Amputee Recreational Area

Any other important information Crossing 1 light on Hudson Rd Thank You

The undersigned applicant agrees that the applicant and event participants will conform to applicable laws, by-laws and regulations as well as any special requirement that may be made as a condition of the granting of permission pursuant to this application. I/we agree to hold the Town of Sudbury harmless from any and all liability and will defend the Town of Sudbury in connection therewith.

Signature of Applicant Luis A Torres Date 29-April-16



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: BOSSadmin@sudbury.ma.us

CONTINUED: APPLICATION FOR A CHARITABLE WALK/RELAY PERMIT...

Application Checklist:

- Application Form
- Map of Route
- Evidence of Certificate of Insurance (please see details above)

Please submit completed application and materials to:

Board of Selectmen
278 Old Sudbury Rd.
Sudbury, MA 01776
Fax: 978-443-0756
Email: BOSSadmin@sudbury.ma.us

Message 4-14-16

AMVETS Post 79

1 Superior Drive

Natick, MA 01760

March 28, 2016

To Chief Scott Nix:

I would like to ask for your permission to host an Amputee Veteran's motorcycle ride on 27 August, 2016. The ride will go from Natick AMVETS post 79 to Hudson AMVETS Post 208 and return to Natick Post 79. Attached is a map of the proposed route and the flyer.

Please contact me at 508-665-8233 with any details that need to be discussed.

Thank you for your time.

Sincerely,

RET SFC. Luis A. Torres, 2nd Vice Post Commander



Lui104@yahoo.com

3/28/2016

82-98 Prime Park Way, Natick, MA 01760 to Amvets, 5 South Street, Hudson, MA 01749 - Google Maps

82-98 Prime Park Way

Natick, MA 01760

- ↑ 1. Head southwest on Prime Pkwy 2 min (0.4 mi)

Take Old Connecticut Path, MA-27 N, Hudson Rd and Main St to Vila do Porto Blvd in Hudson

37 min (18.5 mi)

- ↑ 2. Continue straight 0.1 mi
- ↗ 3. Merge onto Speen St 0.9 mi
- ↘ 4. Turn right onto Old Connecticut Path 3.3 mi
- ↑ 5. Continue straight to stay on Old Connecticut Path 1.6 mi
- ↙ 6. Turn left toward US-20 W 105 ft
- ↙ 7. Turn left onto US-20 W 1.5 mi
- ↘ 8. Turn right onto MA-126 N/MA-27 N 3.6 mi
📍 Continue to follow MA-27 N
- ↑ 9. Continue straight onto Hudson Rd 3.0 mi
- ↑ 10. Continue onto Sudbury Rd 0.4 mi
- ↙ 11. Slight left onto Main St 4.1 mi

Continue on Vila do Porto Blvd. Drive to South St

3 min (0.7 mi)

- ↙ 12. Keep left to continue on Vila do Porto Blvd 0.4 mi
- ↑ 13. Continue onto South St 0.3 mi
📍 Destination will be on the left

Amvets

5 South Street, Hudson, MA 01749

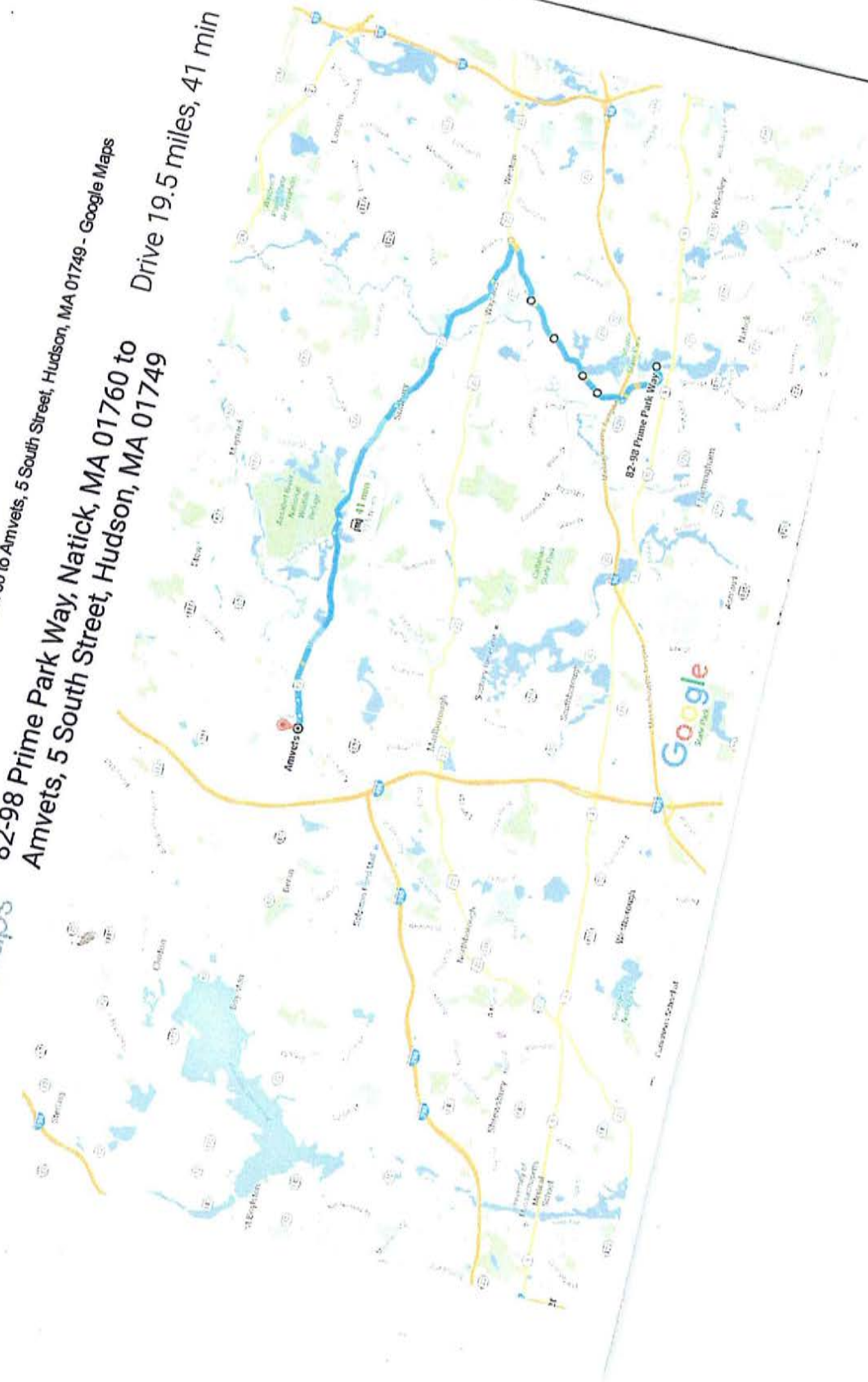
3/28/2016

Google Maps

82-98 Prime Park Way, Natick, MA 01760 to Amvets, 5 South Street, Hudson, MA 01749 - Google Maps

82-98 Prime Park Way, Natick, MA 01760 to Amvets, 5 South Street, Hudson, MA 01749

Drive 19.5 miles, 41 min





27 AUG 2016, 10AM START AMPUTEE VET MOTORCYCLE RIDE

RIDE FOR CAMP ARROWHEAD

The cost will be \$30.00 per motorcycle rider. The ride will go from Natick AMVET's Post 79 to Hudson AMVET's Post 208 and return to Natick AMVET's Post 79. All proceeds to help keep and maintain Camp

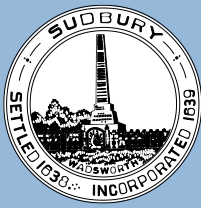


Food and Raffles
to be held at
Natick AMVET's
Post 79

Free Shirt and
Food for Riders
Music

Register by paying
on
[Gofundme.com/5w
yw689v](http://Gofundme.com/5w
yw689v) or Bring
check Day of
Event

Rain Date Being
Sunday 28 Aug
2016 CONTACT
LUIS TORRES
508-665-8233



SUDBURY BOARD OF SELECTMEN
Tuesday, May 17, 2016

CONSENT CALENDAR ITEM

18: Minutes approval

REQUESTOR SECTION

Date of request:

Requested by: Patty Golden

Formal Title: Vote to approve the regular session minutes of 4/26/16.

Recommendations/Suggested Motion/Vote: Vote to approve the regular session minutes of 4/26/16.

Background Information:

Attached draft minutes

Financial impact expected:n/a

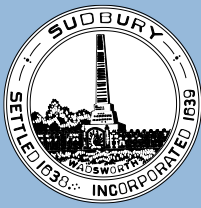
Approximate agenda time requested:

Representative(s) expected to attend meeting:

Review:

Patty Golden	Pending
Melissa Murphy-Rodrigues	Pending
Barbara Saint Andre	Pending
Patricia A. Brown	Pending
Board of Selectmen	Pending

05/17/2016 7:30 PM



SUDBURY BOARD OF SELECTMEN
Tuesday, May 17, 2016

CONSENT CALENDAR ITEM

19: Sign contract for O'Neill & Associates

REQUESTOR SECTION

Date of request:

Requested by: Patty Golden

Formal Title: Vote to authorize the Town Manager to sign contract for Government Relations and Public Relations services to O'Neill & Associates for a monthly retainer of \$12,500 for six (6) months.

Recommendations/Suggested Motion/Vote: Vote to authorize the Town Manager to sign contract for Government Relations and Public Relations services to O'Neill & Associates for a monthly retainer of \$12,500 for six (6) months.

Background Information:

Financial impact expected:

Approximate agenda time requested:

Representative(s) expected to attend meeting:

Review:

Patty Golden	Pending
Melissa Murphy-Rodrigues	Pending
Barbara Saint Andre	Pending
Patricia A. Brown	Pending
Board of Selectmen	Pending

05/17/2016 7:30 PM

Contract for Professional Services for Governmental Relations

I. Scope of Services:

O'Neill and Associates will provide the Town of Sudbury with government and public affairs services as detailed in the attached Response to Request for Proposals (Exhibit A). Our work for you under this agreement will be limited to the assignments in the memorandum. Because our firm offers a comprehensive level of communications and government relations services, we would be pleased to offer you assistance in other matters as you may request over the course of this agreement. Any change in the terms and conditions of this agreement or engagement for additional services shall be mutually agreed upon in writing prior to performing those services.

II. Confidentiality:

We regard with utmost seriousness our duty to preserve your confidences and proprietary matters. We shall not disclose such information without your permission other than to our employees, counsel and other professional advisors we believe necessary to fully meet our obligations under this agreement, or as required by applicable law or judicial or administrative order. We may, however, disclose our representation of you to other actual and potential O'Neill and Associates clients. Our obligations under this section shall survive for two (2) years from the termination of our services to you under this agreement.

III. Care of Property and Inspection:

We will take reasonable precautions to safeguard your property that is in our custody, but we shall not be liable for damage to your property unless the damage results from our gross negligence in connection with its care. We shall have no liability for damage to property that is in the custody or control of any third party. All materials we produce at your expense shall be our property until we receive your payment in full for the cost of all materials and other out-of-pocket expenses and all fees relating to such materials.

You may inspect, at our office, all correspondence, contracts, books, accounts, and other materials prepared or held by us that are directly related to our performance under this agreement. Inspections may be made during our normal business hours upon three (3) days' prior written notice.

IV. Approvals, Accuracy of Information and Indemnification:

You shall have the sole responsibility for authorizing and approving the dissemination of all information and materials released on your behalf. You shall be solely responsible for the accuracy, completeness and legal compliance of the information about you that you provide or approve for our use.

We shall indemnify you against any and all losses, liabilities, damages, demands, settlements, judgments, costs and expenses, including reasonable attorneys fees (collectively, "Damages"), sustained as a result

of any claim of libel, slander, defamation, copyright infringement, trademark or servicemark infringement, trade dress infringement, unfair competition, misappropriation of ideas, infliction of emotional distress, invasion of rights of privacy, or invasion of right of publicity arising from any materials prepared by us on your behalf (collectively, "Materials Claims"); provided, however, the foregoing indemnification provision shall not apply to Materials Claims arising from any such materials that were approved by, or prepared based upon information provided by, you or any of your employees, agents, or independent contractors. You agree to indemnify us against any and all Damages sustained as a result of any Materials Claims arising from any such materials that were approved by, or prepared based upon information provided by, you or any of your employees, agents or independent contractors. In addition, you shall indemnify us for all Damages (including without limitation, witness fees, travel expenses, duplicating costs, printing and binding costs, postage, telephone, delivery service fees, the employment of counsel and the payment of the fees and disbursement of such counsel and all other disbursements or expenses) reasonably incurred in connection with being or preparing to be a witness in, or otherwise participating in, any threatened or pending action, suit, hearing or other proceeding against you. In addition, we shall indemnify you against any and all Damages sustained as a result of our breach of this agreement or our negligence or intentional misconduct in connection with this agreement, and you shall indemnify us against any and all Damages sustained as a result of your breach of this agreement or your negligence or intentional misconduct in connection with this agreement. The foregoing indemnification provisions in favor of you and us are intended to extend to and cover you and our respective parent corporations, subsidiaries and the officers, directors, agents and employees of each of us and all of our parent and/or subsidiary corporations.

V. Fees, Disbursements and Other Charges:

We are sensitive of the need to manage and control costs. It is our preference to work with budgets in which our fees for services are agreed upon in advance and made part of our agreement with you. You agree under this contract to pay us \$12,500 a month for a term of six months as a project fee as detailed in the attached price proposal (Exhibit B).

In addition, you will be billed for other out of pocket expenses such as messenger charges, information retrieval, and travel expenses as appropriate to services provided by us to meet our obligations under this agreement. We strongly prefer that you contract directly with any third party vendors as needed for the services to be performed under this contract. In such case, you shall be billed directly by and submit payment directly to such third parties. Should you choose to have us contract directly with any other third parties, their invoices will be billed to you with a standard agency commission of 17.65 percent.

VI. Billing and Payment:

We want you to be satisfied with the quality of our services and the reasonableness of our bills, and we ask that you discuss with us any questions or comments you may have about fees, charges and/or the format of bills. Our fees and out-of-pocket expenses are due and payable on receipt of our invoice. We will bill on a monthly basis for fees, disbursements and related charges incurred on your behalf. You shall, within fifteen (15) days of receipt, advise us of any dispute related to said invoice, or we shall deem the invoice accepted. While we make every effort to include all disbursements in the invoices for the period in which they were incurred, some costs are not available at the time of billing and must therefore be included in a later invoice. Interest shall be charged at the rate of 12% per annum or at the highest rate permitted by law, whichever is lesser, upon all delinquent invoices.

VII. Non-Payment and Collection:

Failure to pay our invoices within sixty (60) days after the date of invoice may, at our discretion, result in suspension of any or all service to you until payment is received, and may result in termination of the agreement. We shall incur no liability of any kind to you for such suspension or termination. In the event that we must retain counsel or other services to enforce the contract or recover any sum due, you shall be responsible for all said costs and expenses of collection including reasonable attorneys' fees.

VIII. Termination:

We hope and trust that our relationship with you will be long and valued. Nevertheless, either of us may terminate our services for any reason with 30 days' prior written notice. You remain liable for all fees, disbursements and other related charges incurred up to the date of termination, as well as all amounts that we must pay to third parties pursuant to non-cancelable agreements we entered into in performance of this contract. Provisions in the agreement related to payment, confidentiality, indemnification, dispute resolution and waiver shall survive termination of the agreement.

IX. Hiring of Account Team Member:

In the event that you should hire any of our account team members to be employees of your firm during the life of this Contract, you agree to pay us the equivalent recruiting fee to replace such account team members. This fee shall be based on thirty (30%) percent of the base salary of any such account team members. You will be billed for this fee in the month following the announcement of your hiring of any such account team members.

X. Miscellaneous:

This agreement (1) may not be assigned by either of us without prior written consent of the other; (2) shall bind and benefit each of us and our respective permitted successors or assigns; (3) supersedes any previous agreements, understandings, or discussions with respect to its subject matter, and (4) shall be governed and construed under the laws of the Commonwealth of Massachusetts, and (5) any claim, action, suit or proceeding arising from or relating to this agreement shall be brought and conducted solely and exclusively within the Commonwealth of Massachusetts. Failure by either of us to exercise our rights under this agreement, or to fail to require strict performance of any part of the agreement, shall not constitute a waiver of those rights or provisions, which shall remain in full force and effect. Notice required under this agreement shall be given in writing either by personal delivery, telecopy (with confirmation of receipt) or certified mail, addressed in case of notice to us at: O'Neill and Associates, Thirty-One New Chardon Street, Boston, Massachusetts, 02114, Attention: Shelly M. O'Neill; and in case of notice to you at the name and address set forth above.

Shelly M. O'Neill
Chief Operating Officer
O'Neill and Associates

Date

AGREED TO AND ACCEPTED BY:

Attachment19.a: oneill contract (1809 : Sign contract for O'Neill & Associates)

Melissa Murphy-Rodrigues, Esq.
Town Manager
Town of Sudbury

Date

Attachment19.a: oneill contract (1809 : Sign contract for O'Neill & Associates)