

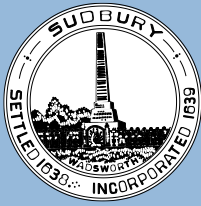
SUDBURY BOARD OF SELECTMEN
TUESDAY JANUARY 10, 2017
7:30 PM, TOWN HALL - LOWER LEVEL

Item #	Time	Action	Item
	7:30 PM		CALL TO ORDER
			Opening remarks by Chairman
			Reports from Town Manager
			Selectmen Announcements
			Citizen's comments on items not on agenda
MISCELLANEOUS			
1.		<i>VOTE</i>	Vote to prioritize Transportation Improvement Program (TIP) projects as recommended by the Director of Public Works and Director of Planning and Community Development. Dan Nason, DPW Director, to attend.
2.		<i>VOTE</i>	Discussion and possible vote to prioritize large capital projects. Jim Kelly, Facilities Director, to attend.
3.			Discussion on FY18 Budget
4.			Discussion regarding Town Forum scheduled for 1/21/17 at Lower Town Hall.
5.			Announce that the Annual Town Meeting will begin on Monday, May 1, 2017. The warrant period is now open. Articles for inclusion in the Annual Town Meeting Warrant are due to the Selectmen's office, 278 Old Sudbury Road, and are to be stamped in no later than 5:00 pm on Tuesday, January 31, 2017.
6.		<i>VOTE</i>	Consider 2017 Annual Town Meeting articles to be submitted by the Board of Selectmen, and authorize the Town Manager to submit articles on behalf of the Board of Selectmen.
7.		<i>VOTE</i>	Discussion and possible vote regarding Ballot Question policy and schedule for a Special Town Election May 9, 2017
8.		<i>VOTE</i>	Vote to approve the use of the Raytheon mitigation funds for the preliminary design development phase of the Route 20 Fire Station, to be administered by the Permanent Building Committee.
9.			Discuss future agenda items

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
10.			Citizen's Comments (Cont)
CONSENT CALENDAR			
11.		<i>VOTE</i>	Vote to reappoint William S. Andreas, 29 King Philip Road, to the Historic Districts Commission, for a term ending 1/1/22, as recommended by the commission chair, Frederick Taylor.
12.		<i>VOTE</i>	Vote to accept the resignation of Bo Wang, 5 Tavern Circle, as a member of the Sudbury Housing Trust, and to send a letter of thanks for her service to the Town.
13.		<i>VOTE</i>	Vote to approve the regular session minutes of 12/20/16.

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, January 10, 2017

1

TIMED ITEM

1: TIP Priorities

REQUESTOR SECTION

Date of request:

Requested by: Patty Golden

Formal Title: Vote to prioritize Transportation Improvement Program (TIP) projects as recommended by the Director of Public Works and Director of Planning and Community Development. Dan Nason, DPW Director, to attend.

Recommendations/Suggested Motion/Vote: Vote to prioritize Transportation Improvement Program (TIP) projects as recommended by the Director of Public Works and Director of Planning and Community Development. Dan Nason, DPW Director, to attend.

Background Information:
Attached

Financial impact expected:NA

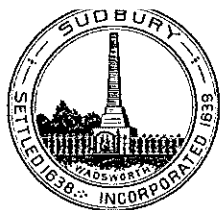
Approximate agenda time requested: 10 minutes

Representative(s) expected to attend meeting: Dan Nason/Meagan Donoghue ?

Review:

Patty Golden	Pending
Melissa Murphy-Rodrigues	Pending
Barbara Saint Andre	Pending
Susan N. Iuliano	Pending
Board of Selectmen	Pending

01/10/2017 7:30 PM



Town of Sudbury

Public Works Department

275 Old Lancaster Road
Sudbury, MA 01776
(978) 440-5421; (978) 440-5451 fax
Daniel F. Nason, Director

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

TO: Melissa Murphy Rodrigues, Town Manager
FROM: Daniel F. Nason, Director of Public Works
RE: FY's 2018-2022 Transportation Improvement Program Priorities
DATE: January 5, 2017

The Boston Region Metropolitan Planning Organization (MPO) Transportation Improvement Program (TIP) forms for state/federal funding of transportation projects are due by January 19, 2017. It is the Selectmen's decision to prioritize projects on the TIP.

Sudbury has two (2) projects on the TIP including Intersection Improvements at Landham Road to Route 20 and Bruce Freeman Rail Trail, Phase 2D from the Concord town line to MBTA property near the Union Avenue and Station Road intersection.

There are three (3) additional projects that are being considered for the TIP but have yet to be added. New projects must be initiated through the MassDOT Highway Division before they can be considered for programming in the TIP. Adding projects to the TIP includes submittal of a Project Need Form (PNF) and review of the project with MassDOT prior to the January 19th deadline. It is possible these projects can be added to the TIP next year once the Town decides whether to proceed.

Regarding Sudbury projects listed on the TIP we recommend revising the priorities as noted below:

- #1 Landham Road @ Route 20 intersection – this project may be funded by MassDOT outside the TIP but it should remain on the list as a high priority until funds are secured.
- #2 Bruce Freeman Rail Trail, Phase 2D (Concord Town Line to MBTA property/Central Mass Rail Trail). Project Information Form (PIF) submitted 2/19/15 and Project Review Committee (PRC) Approved 3/18/15. The 25-percent Design is advancing with anticipated submission to MassDOT in March 2017.
- #3 Wayside Inn Road @ Route 20 intersection.
- #4 Horse Pond Road @ Route 20 intersection.
- #5 Bruce Freeman Rail Trail, Phase 2E (MBTA property to Framingham Town Line - CSX Corridor) - Funds for acquisition of this property are included in the 2014 Transportation Bond Bill. This project should remain on the TIP for construction funding.

The DPW Director will revise the forms according to the vote of the Board and submit them for consideration to the MPO. I have attached the current PIF's for your information. Please let us know if you need any further information.

Attachments



Boston Region Metropolitan Planning Organization



Project Funding Application Form

You are not logged in. You may view but not edit the information for this project.

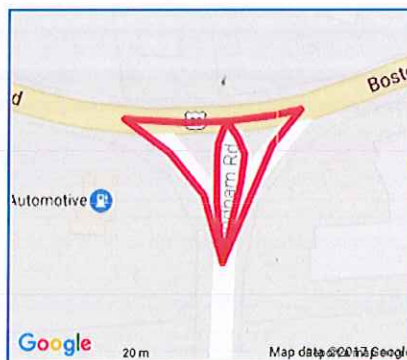
User ID:
 Password:

Overview

Proponent-Provided
 Data last entered on:
 Tip status:

02/02/2016
Pre-TIP

1. I.D. Number: **607249**
2. Municipality(ies): **Sudbury**
3. Project Name: **Intersection Improvements at Route 20 & Landham Road**
4. Project Category: **Arterial and Intersection**
5. MassDOT Highway Division District: **3**
6. MAPC Subregion: **MAGIC**
7. MAPC Community Type: **Maturing Suburb**
8. Estimated Cost: **\$1,655,050**
9. Evaluation Rating: **37**



10. Description:
The project involves roadway reconstruction and widening for turning lanes.

11. Project Length (Miles): **0.07**
12. Project Lane Miles: **0.14**

Community Support

P1 Community Priority **1**

Additional Status

13. MPO/CTPS Study: **Congested and High-Crash Intersections Study (2010)**
14. Air Quality Status: **Exempt**

Readiness

Readiness

15. TIP Status: Pre-TIP
16. Functional Design Report (FDR) Status: Completed: Year: 2015
17. Design Status*:
- | | | |
|----------------|-----|--------------------|
| PRC Approved | Yes | Date: 7/25/2013 |
| 25% Submitted | Yes | Date: 10/16/2015 |
| 25% Approved | No | 25% not approved |
| 75% Submitted | No | 75% not submitted |
| 75% Approved | No | 75% not approved |
| 100% Submitted | No | 100% not submitted |
| 100% Approved | No | 100% not approved |
| PSE Submitted | No | no P S E submitted |
- *Please refer to the [MassDOT Highway Division Design Guide](#) for more information on design status.*
18. Right-of-Way Requirement: No, not required
19. Right-of-Way Responsibility:
- | | |
|---|----------------------------------|
| Mass DOT Highway Division Responsibility? | No, not MassDOT responsibility |
| Municipal Responsibility ? | No, not municipal responsibility |
| Municipal Approval ? | No, not municipal approval |
20. Right-of-Way Certification:
- | | |
|------------------------------|-----------------------------|
| Date Certification Expected: | |
| Date Certification Received: | 10/16/2015 |
| Certification Recorded: | Yes, certification recorded |
| Date Certification Expires: | |
21. Required Permits:

Safety**Safety**

22. Top 200 rank:
23. EPDO/Injury value 69
24. Crash Rate/Crashes per Mile:
25. Bicycle-Involved Crashes (Total EPDO): 1
26. Pedestrian-Involved Crashes (Total EPDO): 0
27. Truck-Involved Crashes (Total EPDO): 5

P2 What is the primary safety need associated with this project, and how does it address that need?
 Reduce number of vehicular accidents. This project will improve sight lines and turning radius. Lighting will improve safety for pedestrians.

System Preservation**System Preservation**

28. Existing Pavement Condition
- | | |
|----------------------------------|--------------------------|
| <u>Pavement Roughness (IRI):</u> | 181 |
| <u>IRI:</u> | 2013 |
| <u>Year:</u> | Pavement rating is: Good |
29. Equipment Condition
- Number of Signals:
- Signal Descriptions:
30. Natural Hazard Zones**
- | | |
|---|---------------------|
| <u>Project lies within a flood zone:</u> | (No data available) |
| <u>Project lies within a hurricane surge zone:</u> | (No data available) |
| <u>Project lies within 1/4 mile of an emergency support location:</u> | (No data available) |
| <u>Project lies within an area of liquefiable soils:</u> | (No data available) |

****Please refer to the [All-hazards Planning Application](#) for more information on natural hazard zones.**

P3 What are the infrastructure condition needs or issues of the project area?
To improve pedestrian and vehicle safety.

P4 How does this project address the infrastructure condition needs or issues in the project area?
Reconstruction of an existing intersection with new traffic control signals will: 1) Improve existing pavement, and 2) Improve vehicle and pedestrian safety. Route 20 is maintained by the Massachusetts Highway Department, District III.

P5 What is the primary security need associated with this project, and how does it address that need?

Capacity Management/ Mobility

Capacity Management/Mobility

- | | | |
|--|-----------------------------------|------------|
| 31. Bicycles and Pedestrians | | |
| Pedestrian Provisions: | | |
| Existing Pedestrian: | Both sides | |
| Proposed Pedestrian: | Both sides | |
| Bicycle Provisions: | | |
| Existing Bicycle: | None | |
| Proposed Bicycle: | On-road striped lanes | |
| 32. Transit Vehicles Using Roadway: | | |
| MBTA Bus Routes: | | |
| Other Transit: | | |
| 33. Usage: | | |
| Average Daily Traffic Volumes: | 18,500 | |
| Average Daily Truck Volumes: | (No volume info available) | |
| Average Weekday Transit Rider Volumes: | (No transit rider info available) | |
| AM Peak Hour Pedestrian Volumes: | (No pedestrian info available) | |
| AM Peak Hour Bicyclist Volumes: | (No bike volume info available) | |
| PM Peak Hour Pedestrian Volumes: | (No pedestrian info available) | |
| PM Peak Hour Bicyclist Volumes: | (No bike volume info available) | |
| 34. A.M./P.M. Travel Time Index***: | Northbound | Southbound |
| AM Peak Period: | | |
| PM Peak Period: | | |
| 35. A.M./P.M. Speed Index***: | Northbound | Southbound |
| AM Peak Period: | 1.08 | 1.24 |
| PM Peak Period: | 1.16 | 1.1 |

*****Please refer to the [CMP Arterial Performance Dashboard](#) for data on roadway congestion in the MPO region.**

P6 What is the primary mobility need for this project, and how does it address that need?
This project will improve the level of service and air quality.

P7 What intelligent transportation systems (ITS) elements does this project include?
Yes. New traffic control signals will be provided with override provisions for emergency vehicles.

P8 How does the project improve access for pedestrians, bicyclists, and public transportation?
How does the project support MassDOT's mode shift goal of tripling the share of walking, biking, and transit travel?
Traffic control signals will be constructed with pedestrian activated phase.

Clean Air/ Clean Communities

Clean Air/Clean Communities

36. CO₂ Impact (annual tons reduced).

31

37. Located in a Green Community. Yes, in Green Community
38. Located in an area of critical environmental concern. No, not in A C E C
39. Located within 200 feet of a waterway. No, not within 200 feet of waterway

P9 How does the project relate to community character?
There will be no change to the character of the town.

P10 What are the environmental impacts of the project?
Air quality will be improved by reduction in queues. Stormwater regulations will be used to improve water quality from stormwater runoff.

Transportation Equity

Transportation Equity

P11 Are there any other transportation equity issues being addressed by this project?
Not applicable.

Economic Vitality

Economic Vitality

P12 How is the project consistent with local land use policies?
How does the project advance local efforts to improve design and access?
N/A.

P13 How does the zoning within 1/2 mile of this project support transit-oriented development and preserve any new roadway capacity?
Project will have no impact on adjacent land use.

P14 How is the project consistent with state, regional and local economic development priorities?
Not applicable.

Other

Additional Community Comments
Including additional project phases or concurrent public works associated with this project.

This intersection currently operates at a level of service of (F) as evident by the speed at which a vehicle is travelling and the number of vehicular accidents.

Cost per Unit

40. \$ per ADT: \$89
41. \$ per Lane-Mile:

Staff Comments

TIP Contact: William Place



Boston Region Metropolitan Planning Organization



Project Funding Application Form

You are not logged in. You may view but not edit the information for this project.

 User ID:
 Password:

Log in

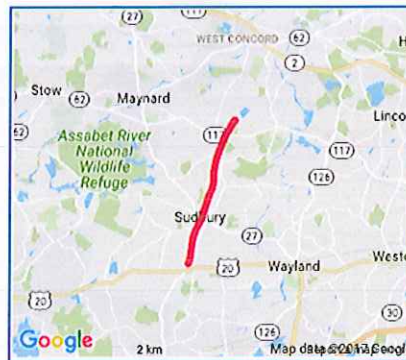
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Overview

 Proponent-Provided
 Data last entered on:
 Tip status:

 02/02/2016
 Pre-TIP

1. I.D. Number: **608164**
2. Municipality(ies): **Sudbury**
3. Project Name: **Bruce Freeman Rail Trail, Phase 2D**
4. Project Category: **Bicycle and Pedestrian**
5. MassDOT Highway Division District: **3**
6. MAPC Subregion: **MAGIC**
7. MAPC Community Type: **Maturing Suburb**
8. Estimated Cost: **\$6,900,000**
9. Evaluation Rating: **(No evaluations provided)**



10. Description:
 The proposed project involves construction of a 4.6 mile trail in Sudbury, from the Concord Town line to Station Road. The proposed work includes improvements to two structures, as well as upgrades to several at-grade crossings including Route 117 (North Road), Pantry Road, and Route 27 (Hudson Road). Related work includes pavement markings, installation of guardrail and landscaping.

11. Project Length (Miles): **4.45**
12. Project Lane Miles:

Community Support

- P1 Community Priority **2**

Additional Status

13. MPO/CTPS Study:
14. Air Quality Status: **Exempt**

Readiness

Readiness

15. TIP Status: Pre-TIP
16. Functional Design Report (FDR) Status: (no info provided)
17. Design Status*:
- | | | |
|----------------|-----|--------------------|
| PRC Approved | Yes | Date: 3/19/2015 |
| 25% Submitted | No | 25 % not submitted |
| 25% Approved | No | 25% not approved |
| 75% Submitted | No | 75% not submitted |
| 75% Approved | No | 75% not approved |
| 100% Submitted | No | 100% not submitted |
| 100% Approved | No | 100% not approved |
| PSE Submitted | No | no P S E submitted |

*Please refer to the [MassDOT Highway Division Design Guide](#) for more information on design status.

18. Right-of-Way Requirement: No, not required
19. Right-of-Way Responsibility:
- | | |
|---|----------------------------------|
| Mass DOT Highway Division Responsibility? | No, not MassDOT responsibility |
| Municipal Responsibility ? | No, not municipal responsibility |
| Municipal Approval ? | No, not municipal approval |
20. Right-of-Way Certification:
- | | |
|------------------------------|--------------------------------|
| Date Certification Expected: | |
| Date Certification Received: | |
| Certification Recorded: | No, certification not recorded |
| Date Certification Expires: | |
21. Required Permits:

Safety

Safety

22. Top 200 rank:
23. EPDO/Injury value 21
24. Crash Rate/Crashes per Mile:
25. Bicycle-Involved Crashes (Total EPDO): 5
26. Pedestrian-Involved Crashes (Total EPDO): 0
27. Truck-Involved Crashes (Total EPDO): 0

P2 What is the primary safety need associated with this project, and how does it address that need?
Project will provide safe access for pedestrians and bicyclists.

System Preservation

System Preservation

28. Existing Pavement Condition
- | | |
|----------------------------------|--------------------------|
| <u>Pavement Roughness (IRI):</u> | 210 |
| IRI: | 2013 |
| Year: | Pavement rating is: Fair |
29. Equipment Condition
- Number of Signals:
- Signal Descriptions:
30. Natural Hazard Zones**

Project lies within a flood zone:	Yes, within flood zone
Project lies within a hurricane surge zone:	(No data available)
Project lies within 1/4 mile of an emergency support location:	Yes, within emergency support location
Project lies within an area of liquefiable soils:	(No data available)

****Please refer to the [All-hazards Planning Application](#) for more information on natural hazard zones.**

P3 What are the infrastructure condition needs or issues of the project area?

This project will provide safe passage for bicyclists and pedestrians from the intersection of the former Penn Central railroad right-of-way currently owned by CSX and MBTA right-of-way northerly to the Sudbury/Concord town line.

P4 How does this project address the infrastructure condition needs or issues in the project area?

The Bruce Freedom Rail Trail is part of a regional trail from Lowell to Framingham. Sudbury's portion of the trail is essential to several other linkages in other Towns

P5 What is the primary security need associated with this project, and how does it address that need?

**Capacity Management/
Mobility**

Capacity Management/Mobility

31. Bicycles and Pedestrians

<u>Pedestrian Provisions:</u>	
Existing Pedestrian:	(No data)
Proposed Pedestrian:	(No data)
<u>Bicycle Provisions:</u>	
Existing Bicycle:	(No data)
Proposed Bicycle:	(No data)

32. Transit Vehicles Using Roadway:

MBTA Bus Routes:
Other Transit:

33. Usage:

<u>Average Daily Traffic Volumes:</u>	(No volume info available)
<u>Average Daily Truck Volumes:</u>	(No volume info available)
<u>Average Weekday Transit Rider Volumes:</u>	(No transit rider info available)
<u>AM Peak Hour Pedestrian Volumes:</u>	(No pedestrian info available)
<u>AM Peak Hour Bicyclist Volumes:</u>	(No bike volume info available)
<u>PM Peak Hour Pedestrian Volumes:</u>	(No pedestrian info available)
<u>PM Peak Hour Bicyclist Volumes:</u>	(No bike volume info available)

34. A.M./P.M. Travel Time Index*:**

AM Peak Period:
PM Peak Period:

35. A.M./P.M. Speed Index*:**

AM Peak Period:
PM Peak Period:

*****Please refer to the [CMP Arterial Performance Dashboard](#) for data on roadway congestion in the MPO region.**

P6 What is the primary mobility need for this project, and how does it address that need?

Project will provide safe passage for pedestrians, bicyclists and other non-motorized modes of transportation.

P7 What intelligent transportation systems (ITS) elements does this project include?

Not applicable.

P8 How does the project improve access for pedestrians, bicyclists, and public transportation?

How does the project support MassDOT's mode shift goal of tripling the share of walking, biking, and transit travel?

The proposed rail trail will be for pedestrians, bicyclists, wheelchairs, and other non-motorized vehicles.

Clean Air/
Clean Communities

Clean Air/Clean Communities

36. CO₂ Impact (annual tons reduced).
37. Located in a Green Community. Yes, in Green Community
38. Located in an area of critical environmental concern. No, not in A C E C
39. Located within 200 feet of a waterway. Yes, within 200 feet of waterway

P9 How does the project relate to community character?

Project is located within a residential, business and industrial district and should have a positive effect on the area.

P10 What are the environmental impacts of the project?

Project will improve air quality by reduction in motorized vehicle trips. Any environmental impacts will be minimized and mitigated

Transportation
Equity

Transportation Equity

- P11 Are there any other transportation equity issues being addressed by this project?
Not applicable.

Economic
Vitality

Economic Vitality

P12 How is the project consistent with local land use policies?

How does the project advance local efforts to improve design and access?

The rail trail is one of the goals in the Town of Sudbury's open space plan to investigate the proposed Bruce Freeman Rail Trail and CSX railroad corridor as a non-motorized recreational corridor.

P13 How does the zoning within 1/2 mile of this project support transit-oriented development and preserve any new roadway capacity?

The southerly section of the corridor is zoned business and industrial and has limited bus service or other public transportation

P14 How is the project consistent with state, regional and local economic development priorities?

The project will provide non-motorized access to businesses and residences.

Other

Additional Community Comments

Including additional project phases or concurrent public works associated with this project.

The Bruce Freeman Rail Trail will preserve the EOT railroad right-of-way and will provide safe passage to shopping areas and town-owned land.

Cost per Unit

40. \$ per ADT:
41. \$ per Lane-Mile:

Staff Comments

TIP Contact:

William Place



Boston Region Metropolitan Planning Organization



Project Information Form

You are not logged in. You may view but not edit the information for this project.

User ID:

Password:

Log in

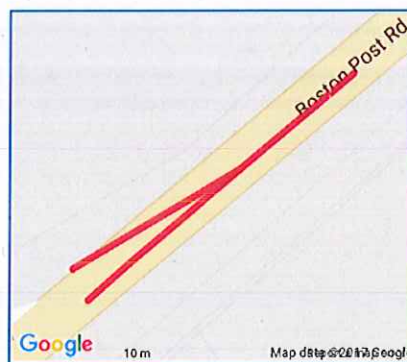
Printable Version

Overview Project Design Status Safety System Preservation Capacity Management/ Mobility Clean Air/ Clean Communities Transportation Equity Economic Vitality Other

Proponent-Provided
Data last entered on:
Tip status:

02/02/2016
Conceptual

1. I.D. Number: 1069
2. Municipality(ies): Sudbury
3. Project Name: Route 20/Wayside Inn Road
4. Project Category: Arterial and Intersection
5. MassDOT Highway Division District: 3
6. MAPC Subregion: MAGIC
7. MAPC Community Type: Maturing Suburb
8. Estimated Cost:
9. Evaluation Rating: (No evaluations provided)



10. Description: Intersection improvements at Route 20 and Wayside Inn Road

11. Project Length (Miles): 0.06
12. Project Lane Miles: 0.27

Community Support

- P1 Community Priority 4

Additional Status

13. MPO/CTPS Study:
14. Air Quality Status: Exempt

Staff Comments

TIP Contact:

William Place



Boston Region Metropolitan Planning Organization



Project Information Form

You are not logged in. You may view but not edit the information for this project.

 User ID:
 Password:

Log in

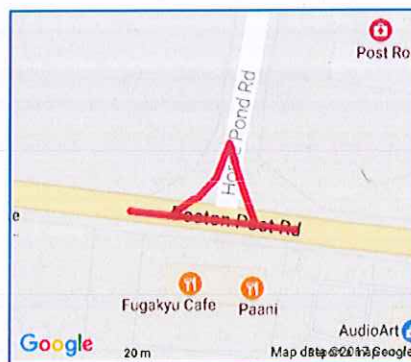
Printable Version

Overview Project Design Status Safety System Preservation Capacity Management/ Mobility Clean Air/ Clean Communities Transportation Equity Economic Vitality Other

 Proponent-Provided
 Data last entered on:
 Tip status:

 02/02/2016
 Conceptual

1. I.D. Number: **1037**
2. Municipality(ies): **Sudbury**
3. Project Name: **Route 20/Horsepond Road**
4. Project Category: **Arterial and Intersection**
5. MassDOT Highway Division District: **3**
6. MAPC Subregion: **MAGIC**
7. MAPC Community Type: **Maturing Suburb**
8. Estimated Cost:
9. Evaluation Rating: **(No evaluations provided)**



10. Description:
Intersections improvements at Route 20 and Horsepond Road

11. Project Length (Miles): **0.05**
12. Project Lane Miles: **0.17**

Community Support

- P1 Community Priority **3**

Additional Status

13. MPO/CIPS Study:
14. Air Quality Status:

Staff Comments

 TIP Contact: **William Place**



Boston Region Metropolitan Planning Organization



Project Information Form

You are not logged in. You may view but not edit the information for this project.

 User ID:
 Password:

Log in

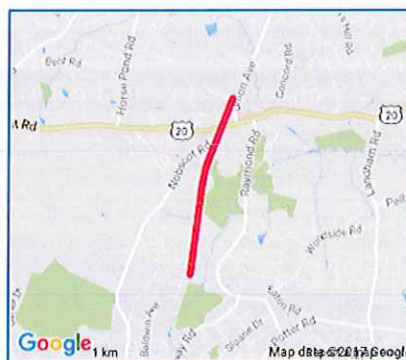
Printable Version

Overview Project Design Status Safety System Preservation Capacity Management/ Mobility Clean Air/ Clean Communities Transportation Equity Economic Vitality Other

 Proponent-Provided
 Data last entered on:
 Tip status:

 02/02/2016
 Conceptual

1. I.D. Number: 1305
2. Municipality(ies): Sudbury
3. Project Name: Bruce Freeman Rail Trail, Phase 2E
4. Project Category: Bicycle and Pedestrian
5. MassDOT Highway Division District: 3
6. MAPC Subregion: MAGIC
7. MAPC Community Type: Maturing Suburb
8. Estimated Cost: \$0
9. Evaluation Rating: (No evaluations provided)



10. Description:
Extension of the Bruce Freeman Rail Trail in Sudbury, from west of Union Avenue near Station Road to the Framingham town line.

11. Project Length (Miles): 1.32
12. Project Lane Miles:

Community Support

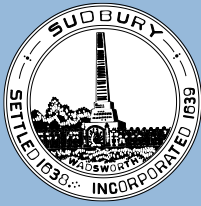
- P1 Community Priority 5

Additional Status

13. MPO/CTPS Study:
14. Air Quality Status: Exempt

Staff Comments

TIP Contact: William Place



MISCELLANEOUS (UNTIMED)

2: Prioritize large capital projects

REQUESTOR SECTION

Date of request:

Requestor: Jim Kelly

Formal Title: Discussion and possible vote to prioritize large capital projects. Jim Kelly, Facilities Director, to attend.

Recommendations/Suggested Motion/Vote: Discussion and possible vote to prioritize large capital projects. Jim Kelly, Facilities Director, to attend

Background Information:
attached documents provided by Susan

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
Susan N. Iuliano	Pending
Board of Selectmen	Pending

01/10/2017 7:30 PM

Major Capital Projects

Notes for January 10, 2017 BOS Meeting

Route 20 Fire Station

- Conceptual plan presented to BOS
- Design funds available from National Development mitigation
- Initial estimated project cost: \$6M

SPS Administration Nixon School Addition

- Jim Kelly working with SPS School Committee and Subcommittee to explore options
- Initial estimated project cost: \$5.5M
- Target: FY18 (2017 ATM)

Town Hall Renovation

- Conceptual plan presented to BOS
- FY18 (2017 ATM) request for \$600,000 for architectural and engineering design (CPC/CIAC)
- Initial estimated project cost: \$6M
- Target to request construction costs for FY19 (2018 ATM)

Fairbank Community Center

- Task Force work ongoing
- Target October 2017 or May 2018

Loring Parsonage/SHS Museum

- Project in construction
- Private fundraising ongoing

Sewer (Route 20)

- FY17: research funding sources, grants, potential partnerships

Other Initiatives

- Capital Planning: Need to increase annual capital budget
- Melone: Next step is further analysis to address gaps identified by engineer
- OPEB: need to address unfunded liabilities (past)
- Walkways: need for capital funding
- Wayside Inn/other land protection: future projects

Board of Selectmen FY17 Goals

	Project	Description	Priority	Deliverable(s)	Selectman Liaison	Lead Staff	Target Completion Date
1	BFRT Rail Trail	Sheparding the project through the design, permitting and construction process through public interaction, relations with MASSDOT and the MPO, and managing various contractors. Emphasis should also be placed on interaction amongst town departments.	High		Len Simon	Meagen Donaghue/Beth Suedemeyer	Ongoing
2	Capital Planning	Full review of the capital planning process including comparisons with neighboring communities. Study should consider future capital needs and funding recommendations.	High	Recommendation to Board of Selectmen in a formal report of the process and capital funding plan, as well as exploring any potential need for bylaw changes	Charles Woodard	Melissa Murphy-Rodrigues, James Kelly, Dennis Keohane, Maryanne Bilodeau	
3	Communication	Continued improvement of communications with residents through media outlets, social media, and other mediums	High	Press releases, Facebook page, twitter, town manager newsletter, town meeting outreach, Board of Selectmen newsletter, continued office hours, listservs, town forum, special issues forums	Charles Woodard	Melissa Murphy-Rodrigues	Ongoing
4	Eversource	Continuing to work toward the goals of the Board of Selectmen with the proposed Eversource reliability project. Working with the resident groups, our government relation firm and other stakeholders to achieve Town goals.	High		Susan Iuliano	Melissa Murphy-Rodrigues	
5	Fairbank Community Center	Design and funding of a new Fairbank Community Center, including funding of operating, funding of capital and potential funding sources, include grants. Collaboration with Town residents and Department heads as well as the Commission.	High	Town Meeting articles for funding and final design documents	Pat Brown	James Kelly	Oct Town Meeting 2017
6	Fire Station	Reconstruction of Fire Station on Route 20 due to increased public safety needs	High	Recommendation to Board of Selectmen complete with design and funding mechanism	Chuck Woodard	Chief Miles and Jim Kelly	May Town Meeting
7	Recreation Facility Master Plan	Comprehensive study of park use and park condition and recreation facilities to determine needs	High	Comprehensive document including inventory, data and recommendations	Bob Haarde	Kayla McNamara	Dependent on funding source
8	Sewer (Route 20)	Continued research to determine the feasibility of installing sewer in Sudbury. Research as to funding sources, potential grants, economic development partnerships, and building relationships to achieve the goal. Understand public responses, business responses for potential tie ins and explore hiring a sanitary engineer for future studies	High	Report to Board of Selectmen as to findings	Bob Haarde	Meagen Donoghue	Initial research due 3/28/17
9	Sudbury Station	Continue to work toward the goals of the Board of Selectmen in regards to the project. Working with the ZBA and resident groups to achieve Town goals	High		Susan Iuliano	Melissa Rodrigues and Meagan Donoghue	
10	Vocational Education	Ensuring smooth transition for Sudbury students to a new Vocational Regional High School through an Intermunicipal Agreement. Emphasis should also be placed on transportation and school funding.	High	Students have new vocational education option for September 2017 with transportation	Len Simon	Melissa Murphy-Rodrigues	7/1/2017 Long term goal of joining a district as a member
11	Sudbury Senior needs assessment	Work with the Council on Aging to complete a needs assessment to ensure that our increasing senior population is receiving the care and services needed.	High	Needs assessment report	Chuck Woodard	Deb Galloway	

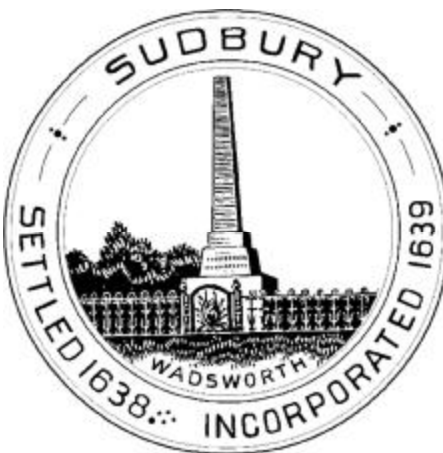
Board of Selectmen FY17 Goals

	Project	Description	Priority	Deliverable(s)	Selectman Liaison	Lead Staff	Target Completion Date
12	Town Master Plan	Work with the Planning Board and Planning Department to create a plan is to be used as a guide for land use and development decisions made within Town. Potential collaboration with the state, universities and Community Compact. Should be a public and collaborative process.	High	Comprehensive Planning document	Brown	Meagan Donoghue	Dependent on funding source
13	Updating Selectmen Policies	Create an easily accessible and clear set of Selectmen policies for the Board to rely on	High	Policy document	Pat Brown		
14	Wayside Inn	Work with the Wayside Inn trustees to move toward submitting a conservation restriction at May Town Meeting	High	Title, Survey, Environmental reports, appraisal, final Conservation Restriction, CPC request	Charles Woodard	Melissa Murphy-Rodrigues, Debbie Dineen	1/1/2017
15	40B Projects	Work with stakeholders to make certain that the town has adequate affordable housing while continuing to understand the burdens that large 40b developments may have on the community	Medium	Update of Subsidized Housing Inventory. Analysis and review of 2020 recommendations	Susan Iuliano	Liz Rust/ Melissa Murphy-Rodrigues/ Meagen Donoghue	
16	CSX Rail Trail	Continuing to work with Framingham to explore the options for purchasing and developing the CSX rail line for development into a rail trail.	Medium		Len Simon	Meagen Donaghue/Beth Suedemeyer	
17	Inclusionary Zoning	Work with the Planning Board and Planning Department to review current zoning and make a recommendation as to whether the Town should submit an Inclusionary Zoning by law to Town Meeting	Medium	Recommendation to Board of Selectmen		Meagen Donoghue	1/1/2017
18	Lincoln-Sudbury High School Regional Agreement, explore K-12 regional district	Review the Lincoln-Sudbury Regional School agreement and explore education options	Medium	Begin outreach to the Lincoln-Sudbury School Committee and Administration	Susan Iuliano	Melissa Murphy-Rodrigues	2/1/2017
19	Loring Parsonage	Continue to work with the Sudbury Historical Society to negotiate lease and finish construction on future Sudbury Historical Museum at the Loring Parsonage	Medium	Lease document	Len Simon	Jim Kelly/ Maryanne Bilodeau	
20	Melone	Determine a plan for the future use of the Melone property and coordinate any necessary environmental testing or mitigation needed.	Medium	Finalize public meeting date, work with LSP on future testing, submit report to BOS on future plan recommendations	Bob Haarde	Melissa Murphy-Rodrigues/ Meagan Donoghue/ Bill Murphy	Final findings may be dependent on Parks Master Plan
21	OPEB Liability	Continue to plan how to fund the Town's unfunded OPEB Liability	Medium	Complete OPEB audit and begin planning for future funding	Charles Woodard	Maryanne Bilodeau and Dennis Keohane	12/31/2017
22	Special Municipal Employee Designations	Review Special Municipal employee designations	Medium	Recommendation to Board of Selectmen	Pat Brown	Maryanne Bilodeau	2/1/2017
23	Town Hall Reconstruction	Explore whether to register building on state historic registry for access to grant	Medium		Len Simon	Meagen Donoghue/ Jim Kelly	
24	Walkways	Plan how to complete the walkway program in the absence of CPC funding	Medium	Recommendation to Board of Selectmen	Pat Brown	Melissa Rodrigues and Dan Nason	

		FY18	FY19	FY20	FY21	FY22	FY23	FY24	FY25	FY26	FY27	FY28	FY28
SMALL PROJECTS < \$1MM		2,505,190	6,044,100	2,580,125	2,307,757	2,651,000	2,195,000	525,000	730,000	175,000	750,000	50,000	880,000
ROLLING STOCK		<u>1,264,000</u>	<u>1,023,000</u>	<u>557,000</u>	<u>453,236</u>	<u>775,000</u>	<u>514,000</u>	<u>1,054,000</u>	<u>972,300</u>	<u>551,200</u>	<u>1,117,000</u>	<u>1,147,000</u>	<u>1,018,000</u>
TOTAL RECURRING CAPITAL NEED		3,769,190	7,067,100	3,137,125	2,760,993	3,426,000	2,709,000	1,579,000	1,702,300	726,200	1,867,000	1,197,000	1,898,000
LARGE PROJECTS		42,000,000	3,165,000	12,468,000	18,354,758	3,000,000	-	1,276,000	-	1,000,000	-	-	3,000,000

TOWN OF SUDBURY

Final Report of the Strategic Financial Planning Committee for Capital Funding



January 6, 2016

Total Capital Spend*****

	<u>FY14</u>	<u>FY15</u>	<u>FY16</u>	<u>FY17</u>	<u>FY18</u>	<u>FY19</u>	<u>FY20</u>	<u>FY21</u>
Capital Budget within operating budget	\$284,062	\$296,000	\$392,750	\$404,000	\$414,100	\$424,453	\$435,064	\$445,940
Operating Leases for Capital	\$270,723	\$271,040	\$224,040	\$177,040	\$130,040	\$83,040	\$0	\$0
Other New Capital Spending	\$710,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Rolling Stock	\$0	\$558,300	\$311,300	\$492,500	\$817,576	\$176,212	\$413,476	\$222,000
Public Safety	\$0	\$685,000	\$0	\$1,140,000	\$0	\$765,000	\$0	\$0
Small Projects	\$0	\$1,060,000	\$829,043	\$2,631,305	\$5,762,088	\$4,493,550	\$5,565,260	\$4,938,758
Total New Capital*****	\$1,264,785	\$2,870,340	\$1,757,133	\$4,844,845	\$7,123,804	\$5,942,255	\$6,413,800	\$5,606,698

*****excluding Large Projects

	<u>FY07</u>	<u>FY08</u>	<u>FY09</u>	<u>FY10</u>	<u>FY11</u>	<u>FY12</u>	<u>FY13</u>
Capital Budget within operating budget	\$285,095	\$384,148	\$362,500	\$276,622	\$273,271	\$222,003	\$255,584
Operating Leases for Capital	\$163,165	\$186,206	\$150,542	\$246,761	\$255,783	\$316,944	\$291,745
Other New Capital Spending	\$0	\$415,000	\$200,000	\$121,550	\$90,000	\$2,640,000	\$1,525,350
Total New Capital Spend	\$448,260	\$985,354	\$713,042	\$644,933	\$619,054	\$3,178,947	\$2,072,679

Large Projects

	<u>FY17</u>	<u>FY18</u>	<u>FY19</u>	<u>FY20</u>	<u>FY21</u>
Town Hall Renovation Design/construction	\$0	\$0	\$1,000,000	\$0	\$6,000,000
Fire Station 2 and 3 Rehab/Updates or reconstruction	\$0	\$0	\$3,200,000	\$2,000,000	\$0
Route 20 Sewer	\$0	\$0	\$0	\$0	\$15,000,000
Feeley Field Reconstruction	\$0	\$0	\$0	\$1,815,000	\$0
Field Development (Davis, Featherland, Ti-Sales property)	\$0	\$0	\$1,865,000	\$0	\$0
New Fairbank Community Center/Atkinson Pool Complex	\$0	\$30,000,000	\$0	\$0	\$0
Fairbank Community Center-Design/80% construction Documents	\$2,000,000	\$0	\$0	\$0	\$0
Town Hall/Loring Parsonage/Flynn Building Complex	\$0	\$0	\$0	\$5,700,000	\$0
Nixon School addition for SPS offices	\$5,500,000	\$0	\$0	\$0	\$0
	\$7,500,000	\$30,000,000	\$6,065,000	\$9,515,000	\$21,000,000

Capital Component of Taxes

	<u>FY14</u>	<u>FY15</u>	<u>FY16</u>	<u>FY17</u>	<u>FY18</u>	<u>FY19</u>	<u>FY20</u>	<u>FY21</u>
Existing Debt Service*****	\$3,380,475	\$2,017,776	\$2,832,856	\$2,618,860	\$2,475,369	\$2,104,244	\$2,075,344	\$1,974,732
Capital Budget within operating budget	\$284,062	\$296,000	\$392,750	\$404,000	\$414,100	\$424,453	\$435,064	\$445,940
Operating Leases for Capital	\$270,723	\$271,040	\$224,040	\$177,040	\$130,040	\$83,040	\$0	\$0
Rolling Stock - Capital Exclusion			\$0	\$492,500	\$817,576	\$176,212	\$413,476	\$222,000
Rolling Stock - Stabilization Fund			\$0					
Small Project- Capital Exclusion	\$700,000		\$420,000	\$1,631,305	\$2,354,088	\$1,886,550	\$3,315,260	\$754,758
Small Project- Debt Exclusion				\$120,000	\$526,960	\$830,984	\$1,086,954	\$1,570,504
Public Safety - Capital Exclusion		\$685,000	\$0	\$265,000	\$0	\$765,000	\$0	\$0
Public Safety - Debt Exclusion				\$192,500	\$189,000	\$185,500	\$182,000	\$178,500
Total Capital- Tax Bills	\$4,635,260	\$3,269,816	\$3,869,646	\$5,901,205	\$6,907,133	\$6,455,983	\$7,508,098	\$5,146,434
Reduce Capital Exclusions	\$0	\$0	\$0	(\$201,205)	\$0	\$0	\$0	\$0
Free Cash	\$0	\$1,618,000	\$720,343	\$0	\$0	\$0	\$0	\$0
Total Capital Funding	\$4,635,260	\$4,887,816	\$4,589,989	\$5,700,000	\$6,907,133	\$6,455,983	\$7,508,098	\$5,146,434

****including Johnson Farm & Police Station but excluding any new Large Projects

	<u>FY07</u>	<u>FY08</u>	<u>FY09</u>	<u>FY10</u>	<u>FY11</u>	<u>FY12</u>	<u>FY13</u>
Debt Service	\$ 5,225,728	\$ 4,146,295	\$ 5,030,127	\$ 4,850,950	\$ 4,709,299	\$ 4,335,060	\$ 4,248,850
Capital Budget within tax levy	\$ 285,095	\$ 384,148	\$ 362,500	\$ 276,622	\$ 273,271	\$ 222,003	\$ 255,584
Operating Leases for Capital	\$ 163,165	\$ 186,206	\$ 150,542	\$ 246,761	\$ 255,783	\$ 316,944	\$ 291,745
Capital Exclusion		\$ 405,000					
Total Capital- Tax Bills	\$ 5,673,988	\$ 5,121,649	\$ 5,543,169	\$ 5,374,333	\$ 5,238,353	\$ 4,874,007	\$ 4,796,179

Total Cost of Capital Assets	
LS (85%)	\$65,924,258
Town & SPS	\$98,436,310
Total	\$164,360,568

Interest Rate assumptions:	
5 years	2.00%
10 years	2.00%
15 years	2.50%
20 years	2.50%
30 years	3.00%

Assumptions:

- 1) Loring, Davis, & Bruce Freeman set at zero in FY17 to reflect CPA funding
- 2) FY17 ladder truck financed over 5 years
- 3) FY17 Fairbank roof financed over 10 years
- 4) FY18-21 Small projects \$300K or greater financed over 10 years



**Town of Sudbury
Capital Improvement Budget
Request
FY2018 Form A**

Department/Committee:

Facilities/SPS/Selectmen

Item/Project Name:

Nixon School Addition for the Offices of the School Administration

Initial Year of Request: FY17	Estimated Total Project Cost: \$5,500,000	Estimated Future Savings: ¹ Temporary office space or leasing may be required if the administration does not plan the permanent relocation, leasing may cost \$250,000 per year and will not be a permanent solution.
Estimated Incremental Costs: ² \$14,000 (additional 3,250 square feet from existing space at Fairbank @ \$4.10 per square foot for annual maintenance costs)	Staffing Changes: ³ None are required	
Justification Code: A	R or NR: NR	Priority: 1
Project Description: Build 9,000 sf (+/-) addition onto Nixon School to house Sudbury Public School Administration offices. See Attached conceptual building plans.		

Attachment2.e: FAC - SPS-BOS Nixon School Addition (2124 : Prioritize large capital projects)

Justification and Need:

The Fairbank Community Center Task Force has requested that the Sudbury School Department move out of the Community Center as soon as possible to allow renovations and/or reconstruction of the entire Fairbank Building. The Fairbank Task Force is currently analyzing the options for a renovated community center, however, they have determined the Schools Administration Space will not be included in any future schemes. Essentially, the Town is giving an eviction notice to the Schools administration staff, and this capital request provides the funding to relocate the school's administration offices. The School Administration provides supervision, direction, and administrative support to the operation of the Sudbury Public Elementary and Middle Schools and oversees the academic, cultural, artistic, emotional, and physical development of the student population. The Town schools include 4 elementary schools and 1 middle school. The high school is regionalized with the Town of Lincoln and has its own separate school district. The department currently has a staff of 23 full-time and 4 part-time employees. Ideally, the new department would provide space for 29 full-time and 4 part-time employees. The School Administration department is broken down into 5 distinct departments: Superintendent, Teaching and Learning, Technology, Special Education, and Business and Human Resources.

The School Administration Department currently operates out of one wing of the Fairbank Community Center and occupies about 5,750 square feet of program space. This department presently uses 6 classroom spaces that were subdivided to accommodate their office space needs. Office spaces and meeting spaces are inadequate in terms of size, provision of privacy, and working and meeting space. There is only one meeting room for the department. This room is undersized and always occupied. There is no dedicated meeting space in this building for the School Committee. There are Curriculum Specialists located in other Sudbury school buildings that should be combined into one work area in the School Administration offices. They are dispersed because of inadequate space in the current Curriculum Specialists work area. The Business and Human Resources Department foresees the need for one more administrative assistant. The Technology Department could also expand if the current pilot program of a 1:1 ratio of students to computers in the Middle School is continued. Storage space is inadequate and the kitchen/staff room is too small. The restroom facilities on this wing of the building are child-size and shared by the children participating in programs at the community center. These shared facilities are not suitable for this department. The department also requires parking for 8 vans that are used by the schools.

The office and meeting space in the Fairbank Community Center is too small to accommodate current operations, the building may need upgrades, and the Community Center may need the space occupied by the School Administration for use as an expanded community center. The School Administration was studied by bh+a to determine their current and future space needs.

Benefit:

The primary reason that the SPS administration is moving is due to the decision of the Town to create a multi-generational community center at the existing Fairbank Building. This request for funding will provide adequate and Permanent space for school administration. The location is at the Nixon School facility, so the connectivity to the existing facility will be beneficial for the long term.

Last time this was replaced (i.e., year roof was previously replaced or year vehicle):

The SPS offices invested in renovations of the old Fairbank School in 1992. The offices were thought to be temporary until more functional and adequate space was found and become a permanent location.

Typical Replacement Cycle:
50 years

Alternatives Considered/Reasons for Rejecting Alternatives:

Lease office space; build additional space on future community center; build addition to Town Hall.

Leasing is just renting space, and not a financially prudent method of providing permanent long term housing to the school department. The Fairbank Committee rejected the option of adding space onto a new Community Center. The Town Hall Blue Ribbon Committee rejected the option to include SPS in a renovated Town hall, they are instead recommending a historic restoration to the Town Hall, keeping the use as it was originally designed in 1932.

Consequences of Not Implementing/Delaying Implementation:

The delay of implementing this project will cause the community center task force to delay the renovations at the Fairbank Building. This building is in serious needs of improvements, or the facility will need to be closed. The roof leaks and is becoming a condition which will jeopardize the occupancy of the building. The town may face the need to relocate the occupants, and if this plan is delayed, the relocation would be an emergency, and most likely result in wasteful expenditures and the use of temporary office trailers.

Other Pertinent Background Information:

Attached is the school administration programming assessment and recommendations, prepared by the Architectural Firm of BH&A. Also, the analysis of the office space required is included for your review.

¹ Quantify any future savings if project is implemented (e.g., personnel costs, maintenance, repairs, energy conservation, etc.)



**Town of Sudbury
Capital Improvement Budget
Request
FY2018 Form A**

Department/Committee:
Facilities Dept./Town Hall Blue
Ribbon Committee/CPC/Selectmen

Item/Project Name:
Town Hall Architectural Design

Initial Year of Request: FY17	Estimated Total Project Cost: \$600,000	Estimated Future Savings:¹ N/A
Estimated Incremental Costs:² N/A, this is for Design only, not construction	Staffing Changes:³ none	
Justification Code: B, asset maintenance	R or NR: NR	Priority: CPC Funded
Project Description: Request is for \$600,000 in FY18 for architectural and engineering Design services for Town Hall. The Town Hall Blue Ribbon Committee (THBRC) has recently completed its mission to review and recommend the best alternative for the future use of Town Hall in conjunction with municipal needs and operational efficiencies. The funds requested will allow the Permanent Building Committee to advance the final concept plan with design drawings and construction documents. Funds for construction are anticipated to be requested in FY19, depending on the resources available. The requested funds are approximately 10% of the total estimated cost of the project.		

Justification and Need:

The Town Hall is situated in the middle of the Town Center Historic District, designated in 1963, and is part of a National Register District designated in 1976. Standing before the town green with its classic wood columns and brick exterior it is the centerpiece of town government serving as a location for civic gatherings such as town elections, and public meetings of the Selectmen and other boards. In 2002 a Space Needs Study examined the Town Hall and its relationship to the other town offices scattered in buildings throughout the town. At that time conclusions were made about consolidating many of the Town Offices at the Town Hall which would have positive impact on overall governance, and improvement of services to the entire community. In 2013 the Town undertook another study which reviewed the building for necessary renovations as well as the ability to provide additional office space. However no actions have been taken to progress this project.

The 84 year old town-owned building is rapidly aging, suffering from deferred maintenance as other priority building projects take precedence. The Facilities Director has identified several costly improvements that are needed to stabilize the structure, including replacing the roof and windows to alleviate water infiltration, and updating of the heating and electrical systems. The Town Hall has use potential that is not being fully realized and is endangered by lack of funds to maintain and effectively preserve it.

Funds for this project will complete the engineering and architectural design components of the preferred scenario for a renovated Town Hall, and begin the process to secure the building for the future, as well as make it more functional and usable for Town residents.

Benefit:

Restoration of the building will result in lower energy costs, preserve the historic fabric of the community center, protect the building from fire and disaster, as well as create capacity for multiple users of Town Hall and make the building more accessible to all residents. Restoring one of the most significant buildings in the historic district will preserve Sudbury's unique heritage and history.

Last time this was replaced (i.e., year roof was previously replaced or year vehicle):

Repairs to the heating systems are made on an as-needed basis. First floor windows were replaced in 1997. Second floor windows were repaired over the last 5 years using CPA funds. The roof is original.

Typical Replacement Cycle:

83 years

Alternatives Considered/Reasons for Rejecting Alternatives:

The THBRC considered several alternatives, including only fixing the immediate, necessary capital improvements; tearing the building down and constructing a new building; enlarging the building to accommodate Town and/or school offices; and restoring the building to its original uses of 2 large meeting/performance rooms. These alternatives range in cost from approximately \$1.5 million to approximately \$10 million. The Do Nothing alternative is not viable since the building currently needs work and will deteriorate without attention. See the attached Final Report by the THBRC for more details.

Consequences of Not Implementing/Delaying Implementation:

Not completing the design and necessary improvements will result in the continued deterioration of the building. \$50,000 of taxpayer funds have already been appropriated to this project for the concept designs, which will be wasted if the project does not proceed.

Other Pertinent Background Information (e.g., Quotes, Brochures, Pictures, etc):

Portions of the construction project may be eligible for Community Preservation Act funding, and a project request form will be submitted at the appropriate time for construction funding. However, design funds are requested at this year's Town Meeting through the use of CPA money. Attached to this Form A is the final Report prepared by the THBRC. Also attached to this Form A is the project request form submitted to the CPC for consideration of funding the design phase.

¹ Quantify any future savings if project is implemented (e.g., personnel costs, maintenance, repairs, energy conservation, etc.)

² Quantify any incremental costs anticipated if project is implemented (e.g., future personnel costs, maintenance, repairs, etc.)

³ Quantify staffing changes (up or down) anticipated if project is implemented.

New Capital Building Projects-Timeline 1-5-17

Sudbury Public Schools	Design and construction funded at May 2017 town meeting, 5.5 million Construction begins in March 2018, completed in 12 months Occupancy in Spring/summer of 2019
Fire Station	Design and construction funded in October 2017 town meeting, 6 million Construction begins in Summer of 2018, completed in 12 months Occupancy in Summer of 2019
Fairbank Community Center	TBD
Town Hall Restoration	Design funds in May 2017, Town Meeting, CPA Funds 100%, \$ 600,000 Construction Funding in May 2018 Town meeting, CPA Funds 90%, 5.1 million Construction starts in spring of 2019, completed in 12 months Occupancy in Spring of 2020

Red Highlighted are the Large Projects		29-Dec-16																	
Blue Highlighted are CPC Projects			PAST PROJECTS			5 YEAR CAPITAL PLAN					15 YEAR CAPITAL PLAN								
Project Description	Department	FY15	FY16	FY17	FY18	FY19	FY20	FY21	FY22	FY23	FY24	FY25	FY26	FY27	FY28	FY29	FY30	FY31	FY32
Curtis Heating/Circulation Pumps and Motors	SPS/Facilities				25,000				50,000										
Town-wide Walkway Construction	DPW	100,000	100,000		37,190		100,000	100,000											
GPS Surveying Equipment	Engineering				38,000														
Schools Cafeteria Kitchen Equipment	SPS/Facilities				47,000		40,000				50,000							50000	
Town and Schools Carpet Replacement	Facilities		108,000	50,000	50,000			50,000			50,000			50,000			50,000		
Various Building Improvements	Facilities	40,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000				50,000		
Consulting/Planning Services	Recreation				50,000														
Schools classroom VCT Flooring Replacement	SPS/Facilities	75,000	100,000	50,000	50,000	50,000	75,000	75,000		75,000			75,000			75,000			75,000
Hot water Heater or SPS HVAC capital repairs	LSRHS				55,000														
poured in place surfacing for playground at Haskell	Recreation				71,000														
Schools Playgrounds (Haynes, Loring, Nixon, Noyes)	SPS				75,000	75,000	75,000	75,000											
School Maintenance Garage	SPS/Facilities				95,000														
Library Teen Space Renovations	Library				200,000														
Featherland tennis courts	Recreation				220,000														
Cisco Meraki wireless infrastructure for the elementary schools	SPS				250,000														
Town and School Parking Lot(Loring and Fire Station)	DPW	330,000	200,000		275,000			250,000						250,000					250,000
Bruce Freeman Rail Trail Design/construction	Selectmen			CPC	330,000														
Town Hall Restoration-Design Funds	Selectmen				600,000														
Nixon School addition for SPS offices	SPS/Facilities				5,500,000														
Fire Station 2 reconstruction	Fire				6,000,000														
Wayside Inn Preservation	Selectmen				6,000,000														
New Fairbank Community Center/Atkinson Pool Complex	Selectmen					20,000,000													
DPW Cold Storage Addition	DPW					382,000	-												
Underground Fuel Storage Replacement	DPW					800,000													
Town-wide Drainage Upgrade Project	DPW								3,000,000										
Sherman's Bridge Replacement	DPW						2,153,000												
Salt Shed fabric covering	DPW							50,000											
Route 20 Intersections	DPW	-	-	-		-	250,000	-											
Library Roof Replacement (areas 4 & 5)	Facilities	-	-	-			-	143,700											
Town Hall Roof	Facilities									800,000									
Atkinson Pool Roof and Façade Improvements	Facilities					618,000													
DPW Highway Garage Roof	Facilities	-		-					50,000										
DPW Garage Floor Replacement	Facilities								80,000										
Fairbank Center - Flat Roof	Facilities					1,300,000													
Fairbank Window Replacement	Facilities							730,000											
Fairbanks/Senior Center Fire Alarm/Sprinkler	Facilities								350,000										
Fire HQ Roof	Facilities	-		-			90,295												
Fire Station 3 Roof	Facilities	-	-				63,430												
Flynn Building HVAC	Facilities															180,000			
Library Roof Replacement (areas 2,3,6,7 and slate repairs)	Facilities	-		-		-	125,000												
New Energy Management System for Library	Facilities								162,000										
ESCO (Energy Efficiency and Infrastructure Renewal)	Facilities	1,093,073																	
Carding Mill House Roof	Facilities								19,000										
South Fire Station Roof	Facilities							41,057											
Flynn Bldg. - 2nd floor bathroom	Facilities					30,000													
Flynn Building Roof Repair	Facilities							34,000										95,000	
Hosmer House Roof	Facilities						36,400												
Town Hall - Clerk's Bathroom	Facilities						38,000												
Town Hall Bathrooms	Facilities						40,000												
Munis Software- Employee Self Service	Finance		10,425																
Munis Software- Tyler Reporting Services	Finance		22,325																
Self Contained Breathing Apparatus (SCBA)	Fire		-			-			250,000										
Cardiac Monitor Replacement	Fire		96,000																
New Breathing Air Compressor	Fire					75,000													
Radio Box Upgrades	Fire		50,000	50,000															
Fire HQ New Windows	Fire						40,000			80,000									
Fire Station 3 Rehab/Updates or reconstruction	Fire															300,000			
Fire Station 2, install tight tanks	Fire							60,000											
Fire HQ install tight tank	Fire			50,000															
Fire HQ New Storage Building	Fire						95,000												
Replace Complete Radio System	Fire						1,500,000												
Town Technology Plan	Info Systems	-					100,000												

Attachment2.h: 5-15 year Capital Plan 12-4-16 (2124 : Prioritize large capital projects)

Project Description	Department																		
		FY15	FY16	FY17	FY18	FY19	FY20	FY21	FY22	FY23	FY24	FY25	FY26	FY27	FY28	FY29	FY30	FY31	FY32
LSRHS security upgrades	LSRHS			128,235							15,000								
Multi-Use Turf Fields	LSRHS			875,000															
LSRHS Roof Repair/Replacement	LSRHS															3,000,000			
Gym 1 Bleachers	LSRHS					45,000													
Gym 4 Floor replacement	LSRHS					40,000													
Boiler Building -Cold Storage Conversion	LSRHS					200,000													
Generators (2)	LSRHS						250,000												
Stadium Field Turf	LSRHS					500,000													
Elevators Replacement (2)	LSRHS										220,000								
Communication Clock System	LSRHS							80,000											
LSRHS Heat Pumps (319)	LSRHS										1,276,000								
Waste Water Treatment Facility	LSRHS																		
Boiler Plant (2)	LSRHS															300,000			
Expand Fitness Area and Replace Equipment	LSRHS								130,000										
Replace Aging Computers and Servers	LSRHS	120,000									40,000								
Upgrade Technology - Network Infrastructure and WiFi Capacity	LSRHS	500,000					-	-											
Scheduled Replacement of Laptops, Student Labs, and Servers	LSRHS																		
Parking Lot (asphalt, sealing)	LSRHS					40,000	40,000	40,000									300,000		
Phone System upgrades	LSRHS						70,000												
Cooling Towers/major maintenance	LSRHS					110,000													
Fire Alarm System Upgrading	LSRHS		125,000																
HVAC Controls/Heat Pumps	LSRHS																		
Mass Central Rail Trail Phase 1	Planning						160,000												
Mass Central Rail Trail Phase 2	Planning													450,000					
Route 20 Sewer	Planning							15,000,000											
Johnson Farm Purchase	Planning		3,700,000																
Purchase of Land 36 North Road	Planning					457,100													
CSX Rail Corridor Purchase	Planning					750,000													
New Dispatch Technology/equipment	Police																		
Feeley Field Reconstruction	Recreation						1,815,000												
Family changing room at the pool/locker room renovations	Recreation					300,000													
Construct a zero entry warm water pool and spray ground	Recreation										500,000								
Field Development (Davis, Featherland, Ti-Sales property)	Recreation					1,865,000													
Haskell Complex Redevelopment (FY20)	Recreation						200,000	-											
Haskell Playground Upgrades (FY20)	Recreation							-			100,000								
Feeley Tennis Courts	Recreation		40,000																
Lighting Cutting Field	Recreation					300,000													
Davis Field Development	Recreation									500,000									
Haskell Pavilion Construction	Recreation					60,000													
Improve Feeley Softball/Add Lighting	Recreation								450,000										
Replace Cutting Turf Field	Recreation					450,000													
Install a Spray ground at Haskell Field	Recreation									250,000									
Lighting Turf 1 and Turf 2	Recreation					400,000						30,000							
Melone Redevelopment Study	Selectmen					160,000													
Loring Parsonage Restoration-Museum	Selectmen			400,000															
Nobscot Road/Union Ave Extension	Selectmen												1,000,000						
Construct Police Station	Selectmen	8,200,000																	
Town Hall Renovations	Selectmen						6,000,000												
School Phone Sys comp w/town (4 schools: Curtis, Noyes, Loring & Hay	SPS	40,000	25,000	27,000															
SPS Technology Plan	SPS	70,000					100,000												
Curtis School A/C rooftop unit replacement	SPS/Facilities						75,000												
School Security and Access Controls	SPS/Facilities		220,000	95,000			95,000		100,000				50,000		50,000			50,000	
Emergency Generators at all schools	SPS/Facilities	-	-	-		-	100,000												
Nixon Roof Areas 1,2,4,5,6	SPS/Facilities							1,200,000											
Curtis Middle School Roof Replacement	SPS/Facilities																2,500,000		
Haynes Roof Areas 5,6,7,9	SPS/Facilities						1,000,000												
Haynes Roof Areas 2,3,4,8,10	SPS/Facilities							1,000,000											
Loring School Roof Replacement	SPS/Facilities							1,154,758											
Curtis School RTU HVAC #7	SPS/Facilities	-	-				70,000												
Curtis School RTU HVAC #8	SPS/Facilities	-	-			70,000													
Curtis School RTU HVAC #9, #12	SPS/Facilities	-	-	-					105,000										
New Energy Management System for Curtis	SPS/Facilities																		
Loring boiler control	SPS/Facilities			-						75,000									
Nixon Cafetorium Roof/windows and exterior doors	SPS/Facilities		1,096,268																

Attachment2.h: 5-15 year Capital Plan 12-4-16 (2124 : Prioritize large capital projects)

Project Description	Department																		
		FY15	FY16	FY17	FY18	FY19	FY20	FY21	FY22	FY23	FY24	FY25	FY26	FY27	FY28	FY29	FY30	FY31	FY32
Nixon Fire Sprinkler	SPS/Facilities							-											
Noyes Fire Sprinkler System	SPS/Facilities							490,000											
Generator Replacement - Noyes	SPS/Facilities									85,000									
Curtis Univent for Room 148 Replacement	SPS/Facilities						12,000												
Curtis Water Heater	SPS/Facilities															25,000			
Noyes Septic System Replacement	SPS/Facilities																	200000	
Curtis School Septic Pumps	SPS/Facilities																		
Haynes School Septic Pump	SPS/Facilities		40,000					40,000	150,000										
Noyes Wood Siding Replacement on Art Room	SPS/Facilities						15,000												
Noyes Elevator Replacement	SPS/Facilities																	400000	
Noyes Electrical Feeder and Remote Subpanel Replacement	SPS/Facilities								80,000										
Traffic Lights at Nixon School Crossing	SPS/Facilities			25,000															
Noyes Rooftop HVAC Replacement	SPS/Facilities																		
Noyes Envelope Repointing and Caulking	SPS/Facilities																		
Nixon Hot Water Heater Replacement	SPS/Facilities		25,000						400,000	250,000									
Nixon Rooftop HVAC Replacement, library and Gym	SPS/Facilities						100,000												
Nixon Switchgear and Feeder Rewiring replacement	SPS/Facilities								50,000										
Various Exterior&interior Door Repair/Replacement at all Schools	SPS/Facilities		40,000																
Haynes Rooftop HVAC Replacements	SPS/Facilities						75,000		95,000			50,000							
School Rooftop HVAC Unit (Noyes and Loring)	SPS/Facilities		75,000	75,000															
Walk-in Refrigerators at Schools	SPS/Facilities							45,000											
Loring Fire Alarm System upgrade	SPS/Facilities									30,000									
School Custodial Equipment	SPS/Facilities					34,000		34,000											
Noyes Fire Alarm System Replacement	SPS/Facilities									100,000									
New Voting Boxes	Town Clerk					48,000													
Large Projects- above the expected annual capital		(9,293,073)	(4,796,268)		(17,500,000)	(3,165,000)	(12,468,000)	(18,354,758)	(3,000,000)		(1,276,000)		(1,000,000)			(3,000,000)	-2,500,000		
TOTAL CAPITAL		1,275,000	1,326,750	1,875,235	2,518,190	26,044,100	2,580,125	2,307,757	2,651,000	2,195,000	525,000	730,000	175,000	750,000	50,000	880,000	400,000	795,000	325,000
ROLLING STOCK		PAST PROJECTS				5 YEAR CAPITAL PLAN					15 YEAR CAPITAL PLAN								
2009 Utility Trailer T1	Cemetery																		
2002 Big Utility Trailer T12	Cemetery																		
2002 Giant Trailer T14	Cemetery																		
*2015 Chevy Silverado 3/4 Ton unit 1	DPW	38,030	-	-	-	-	-	-				45,000							
*2015 Chevy Silverado Pick-Up unit 2	DPW	35,405	-	-	-	-	-	-				45,000							
*2007 Mack 6-Whl Dump Truck unit 3	DPW	-	-	-	-	-	-	-						150,000					
*2013 Freightliner 6-Whl Dump Truck - New in FY13 Unit 4	DPW				-	-	-	127,000										137,000	
*2008 Volvo 10 Wheel Dump Truck unit 5	DPW	-	-	-	-	-	160,000	-											160000
*2006 Mack Ten Wheeler Dump Truck unit 6	DPW	-	-	-	-	-	-	-	160,000										
2015 Chevy Silverado 1 Ton unit 7	DPW	49,829	-	-	-	-	-	-					48,000						
2009 John Deere 544K Loader unit 8	DPW	-	-	-	-	-	-	-				208,000							
*2016 6 Wheel Dump Truck unit 9	DPW	-	170,230	-	-	-	-	-			145,000								
*2012 Freightliner 10-Wheel Dump unit 10	DPW			-			-	-		165,000									
*2014 Mack Dump 6-Wheel (leased in fy14) unit 11	DPW						-	-		165,000									
*2006 Mack 10-Wheel Dump unit 12	DPW	-	-		-		-	-							134,000				
*2008 Chevy Silverado Flat Bed unit 13	DPW	-	-	-	-	-	-	48,000							48,000				
*2009 Chevy Pick-Up unit 14	DPW	-	-	-		-	45,000	-											
2014 Loader unit 15	DPW	154,000																154,000	
2014 John Deere Backhoe unit 16	DPW						-	-								30,000			
*2015 Chevy Pick Up unit 17	DPW	40,724	-	-	-	-	-	-				45,000							
*2007 Mack 6 Wheel Dump Truck unit 18	DPW	-	-	-	-	-	-	-						150,000					
2015 Freightliner 6 Wheel Dump unit 19	DPW						24,000	-											
*2011 Volvo 6 Wheel Dump Truck unit 20	DPW	-	-	-	-	-	-	-		155,000									
2012 Prinoth Multi-Purpose Tractor unit 21	DPW				-	-	-	-					165,000						
2009 John Deere Backhoe/Loader unit 22	DPW	-	-	-	-	-	-	-			145,000								
*2008 International 6-Wheel Dump unit 23	DPW	-	-	-	-	-	-	-							150,000				
*2008 International 4x4 Truck unit 24	DPW	-	-	-	-	-	-	-							150,000				
2005 Komatsu Backhoe unit 25	DPW	-	-	-	-	-	135,000	-									135,000		
2009 Bobcat unit 26	DPW	-	-	-	-	-	-	-			55,000								
*2007 Mack 10-Whl Dump Truck unit 27	DPW	-	-	-	-	-	-	-						165,000					
*2015 Chevy Silverado 1 Ton Unit 28	DPW	55,869	-	-	-	-	-	-							55,000				
*2013 Chevy 1 Ton Dump Truck Unit 29	DPW		-	-	-	-	-	-	50,000										
2005 4x4 pickup truck Unit #30	DPW																		
2014 Bandit Chipper unit #31	DPW	40,748	-	-		-	-	-				56,000							

Attachment2.h: 5-15 year Capital Plan 12-4-16 (2124 : Prioritize large capital projects)

Project Description	Department																		
		FY15	FY16	FY17	FY18	FY19	FY20	FY21	FY22	FY23	FY24	FY25	FY26	FY27	FY28	FY29	FY30	FY31	FY32
1987 Air compressor Unit 32	DPW																		
2013 Prinoth sidewalk Tractor unit 33 (141,000)	DPW					-	28,000	-										28,000	
2016 Freightliner unit 34 (183,000)	DPW	-	133,395	-		-	-	-					134,000					133,395	
2010 Kubota Tractor/Boom Flail Mower unit 35	DPW		-	-		-	-	-					95,000						
*2000 GMC - swap body unit 36	DPW	-	-	-		140,000	-	-			50,000								
*2011 Chevy 1 Ton 6 Wheel Dump unit 37	DPW			-		-	55,000	-							55,000				
*2015 Chevy Silverado - 1 Ton unit 38	DPW	57,745		-		-	-	-		55,000									
2002 air compressor unit # 39	DPW																		
*2015 Chevy 1 Ton P/U unit 40	DPW	57,445	-	-		-	-	-			45,000								
2016 case Loader or Equivalent unit 41	DPW	-	-	50,000		-	-	-										55,000	
2016 Sidewalk Roller Unit # 42	DPW			31,000															
1990 cement mixer Unit #43	DPW																		
*2004 Mack 6 Wheel Dump Truck unit 44	DPW	-	-	-		-	-	-			145,000								
*2015 GM 2400 Utility Truck unit 45	DPW	36,321	-	-		-	-	-											
2005 Multi-Purpose Holder unit 46	DPW	-	-		169,000		-												
2017 purchase new Loader	DPW			210,000															
2007 Mower attachment Unit 47	DPW															203,000			
2004 Volvo L90E Loader unit 48	DPW	-	-				-	-											
2004 Bandit Chipper unit 49	DPW		-	-		-	-	40,000										50,000	
Sidewalk Paver unit # 50	DPW				39,000														
2008 Air Compressor unit 51	DPW																		
2005 traffic utility trailer unit 52	DPW																		
2009 M-B Tractor unit 53	DPW	-	-	-		-	-	-				140,000							
2010 Elgin Pelican Sweeper unit 54	DPW		-	-		-	-	33,236											
10-foot Stainless Steel Sander (2015)	DPW	19,300											20,000						
New Excavator	DPW								180,000										
11-foot Hydraulic Plow (2015)	DPW	12,500											15,000						
2012 Carma Utility Trailer T5	DPW																		
2012 Kaufman Utility Trailer T6	DPW																		
2016 CAM Utility Trailer T7	DPW																		
2002 CAM Utility Trailer T11	DPW																		
2015 Ambulance F1 (9 year cycle)	Fire	220,000	-	-				-			250,000								
Ambulance F2	Fire	-	-	265,000				-							260,000				
New Ambulance F3	Fire					265,000											265,000		
Bucket Truck (Fire Dept.)	Fire	-	-	-	-	-	-	-				125,000							
Car (Fire Dept.)	Fire	-	-	-	40,000	-	-	-		40,000					40,000				
Car (Fire Dept.)	Fire	40,000	-	-		-	40,000	-				40,000					40,000		
Car 3 (Fire Dept.)	Fire	-	-	46,000		-	-	-	45,000					45,000					45,000
2015 Fire Engine 1	Fire	465,000	-	-		-	-	-											465,000
Fire Engine 2	Fire	-	-	-	-	-	-	-						550,000					
Fire Engine 3	Fire	-	-	-		-	-	-								555,000			
Fire Engine 4	Fire	-	-			525,000	-	-											
2001 Pickup Truck (Fire Dept.) Eng 8	Fire							45,000										55,000	
2005 Pickup Truck (Fire Dept.) Eng 7	Fire											45,000							
2008 Chevy 1-ton Pickup (Fire Dept.) M-1	Fire														45,000				
Ladder Truck	Fire	-			940,000	-	-	-											
Athletic Van - 2009-Chevrolet Express Van- 15 Passenger	LSRHS					45,000				45,000						55,000			
Athletic Van - 2014-Chevrolet Express Van- 15 Passenger	LSRHS										45,000								
Athletic Van - 2011-Chevrolet Express Van- 15 Passenger	LSRHS								45,000									50,000	
Athletic Van - 2013 Chevrolet Express Van-15 Passenger	LSRHS																		
Buildings & Grounds -2015 Ford F450 Dump Truck	LSRHS										50,500								
Buildings & Grounds 2010 Ford F350 Pickup Truck/sander	LSRHS						40,000										40,000		
Buildings & Grounds -2012 Ford F350 Pickup Truck	LSRHS								50,500										55,000
Gehl Skid Steer (currently 2006)	LSRHS											25,000							
Aerila Fork Lift (currently 2004)	LSRHS													27,000					
Kubota Front End Loader (currently 2002)	LSRHS							35,000											
Smith Co. Super Rake (currently 2016)	LSRHS																	18,000	
60 inch Mower (currently 2007)	LSRHS																		
72 inch Mower (currently 2013)	LSRHS																		17,000
Student Services Van - 2013 Chevrolet Express Van -15 Passenger	LSRHS									45,000									
*2015 Chevy Six Wheel Pickup unit# PR-1	Parks & Gnds	34,082	-	-		-	-	-				45,000							
*2016 Chevy 1-Ton Pick-Up Truck unit # PR-11	Parks & Gnds	-	42,645	-		-	-	-					45,000						
2003 John Deere Tractor	Parks & Gnds	-	-	-		-	-	-	45,000										
*2011 Chevrolet 6 Wheel Dump unit PR-2, leased in 2012	Parks & Gnds			-		-	-	-	55,000										65,000

Attachment2.h: 5-15 year Capital Plan 12-4-16 (2124 : Prioritize large capital projects)

Project Description	Department																		
		FY15	FY16	FY17	FY18	FY19	FY20	FY21	FY22	FY23	FY24	FY25	FY26	FY27	FY28	FY29	FY30	FY31	FY32
*2015 Chevrolet 1-Ton Pick-Up unit # PR-3	Parks & Gnds	42,671	-	-		-	-	-				55,000							
*2016 Chevy One Ton Pick-Up Truck-unit # PR-4	Parks & Gnds		41,054	-		-	-	-				45,000							
2011 Big Tex Utility Trailer PR5	Parks & Gnds																		
2014 Toro Groundmaster PR7	Parks & Gnds																		
2014 Big Tex Utility Trailer PR8	Parks & Gnds																		
2001 Giant-Vac Trailer PR10	Parks & Gnds																		
2014 Big Tex Trailer T4	Parks & Gnds																		
2016 CAM Utility Trailer T15	Parks & Gnds																		
Storage Container	Parks & Gnds																		
2007 Super Z Mower #1 (12,000)	Parks & Gnds																		
2007 Super Z Mower #2 (12,000)	Parks & Gnds																		
2011 Super Z Mower #3 (12,000)	Parks & Gnds																		
2012 Super Z Mower #4 (12,000)	Parks & Gnds																		
1989 Toro Sand Pro infield machine (22,000)	Parks & Gnds																		
2006 Toro Sand Pro infield machine (22,000)	Parks & Gnds																		
2010 John Deere Tractor	Parks & Gnds	-	-	-		-	-	-	110,000										
1999 Chevy One ton Diesel Truck w/ Lift gate & Plow	SPS				50,000										50,000				
2006 7-Passenger Van #2	SPS						30,000							30,000					
1997 Bobcat 763H	SPS					48000												48,000	
2016 Cam Tilt Trailer	SPS												4,200						
2006 Ford E-150 School Van	SPS											22,000							
1998 Ford E-250 School Van HP	SPS								34,500										35,000
2013 Big Tex Utility Trailer	SPS									4,000									
2001 Chevy 1-Ton Flatbed	SPS								45,000										
2002 Chevy 1 Ton Flatbed	SPS									5,000									
2014 Bravo Trailer	SPS										9,000								
2015 Cam Dump Trailer	SPS											5,800							
Purchase new work van for electrician	SPS/Facilities				26,000												26,000		
2016 Mack 10 Wheel Roll-Off (Transfer Stn)	Transfer Sta		181,540															191,540	
2016 CAM Utility Trailer T9	Transfer Sta																		
Building Dept. Electric Vehicle	Building																		38,000
Larger Vehicles					(940,000)	(525,000)								(550,000)					
TOTAL ROLLING STOCK		1,399,669	568,864	602,000	324,000	498,000	557,000	373,236	775,000	514,000	1,054,000	972,300	551,200	567,000	1,147,000	1,018,000	710,000	715,935	880,000

ESTIMATED IMPACT ON FY17 RESIDENTIAL TAX BILL

ESTIMATED IMPACT OF TOWN MEETING SPENDING ON YOUR FISCAL 2017 TAX BILL													
												AVG.	
Fiscal Current Values	100,000	200,000	300,000	400,000	500,000	600,000	700,000	800,000	900,000	1,000,000			
Fiscal Current Taxes	1,780	3,560	5,340	7,120	8,900	10,680	12,460	14,240	16,020	17,800			
Fiscal Budget Taxes	1,823	3,645	5,468	7,290	9,113	10,935	12,758	14,581	16,403	18,226			
Fiscal Current (Base)	1,761	3,522	5,284	7,045	8,806	10,567	12,329	14,090	15,851	17,612			
Debt Exemptions	61	123	184	245	307	368	429	491	552	614			
Capital Exemptions	0	0	0	0	0	0	0	0	0	0			
	2.39%	2.39%	2.39%	2.39%	2.39%	2.39%	2.39%	2.39%	2.39%	2.39%			
To calculate the dollar impact of any additional expenditures that may be considered by Town Meeting, use this chart below.													
Article	Resident's												
Amount	Share	100,000	200,000	300,000	400,000	500,000	600,000	700,000	800,000	900,000	1,000,000		
\$ 1,000	\$ 910	\$ 0.02	\$ 0.05	\$ 0.07	\$ 0.09	\$ 0.12	\$ 0.14	\$ 0.15	\$ 0.16	\$ 0.18	\$ 0.21	\$ 0.23	
25,000	22,740	0.58	1.15	1.73	2.30	2.88	3.45	3.65	4.03	4.60	5.18	5.75	
50,000	45,479	1.15	2.30	3.45	4.60	5.75	6.90	7.30	8.05	9.20	10.35	11.50	
75,000	68,219	1.73	3.45	5.18	6.90	8.63	10.35	10.96	12.08	13.80	15.53	17.25	
100,000	90,958	2.30	4.60	6.90	9.20	11.50	13.80	14.61	16.10	18.40	20.71	23.01	
200,000	181,916	4.60	9.20	13.80	18.40	23.01	27.61	29.21	32.21	36.81	41.41	46.01	
300,000	272,874	6.90	13.80	20.71	27.61	34.51	41.41	43.82	48.31	55.21	62.12	69.02	
400,000	363,832	9.20	18.40	27.61	36.81	46.01	55.21	58.43	64.42	73.62	82.82	92.02	
500,000	454,790	11.50	23.01	34.51	46.01	57.51	69.02	73.04	80.52	92.02	103.53	115.03	
600,000	545,748	13.80	27.61	41.41	55.21	69.02	82.82	87.64	96.63	110.43	124.23	138.04	
700,000	636,706	16.10	32.21	48.31	64.42	80.52	96.63	102.25	112.73	128.83	144.94	161.04	
800,000	727,664	18.40	36.81	55.21	73.62	92.02	110.43	116.86	128.83	147.24	165.64	184.05	
900,000	818,622	20.71	41.41	62.12	82.82	103.53	124.23	131.46	144.94	165.64	186.35	207.05	
1,000,000	909,580	20.71	46.01	69.02	92.02	115.03	138.04	146.07	161.04	184.05	207.05	230.06	

SHARED DEBT SERVICE

	FY15 Actual	FY16 Appropriated	FY17 Recommended
DEBT SERVICE			
Temp. Borrowing			50,000
Long Term Debt Service (non-exempt)	-	21,334	91,650
Existing Long Term Bond Int.	550,663	901,716	753,775
Existing Long Term Bond Principal	2,510,000	2,796,000	2,733,000
Town Debt Service Subtotal	3,060,663	3,719,050	3,628,425
LSRHS Debt Service, Sudbury Portion	688,613	666,506	591,655
Total: Debt Service	3,749,276	4,385,556	4,220,080
NON-EXEMPT DEBT/ADJUSTMENTS			
Non-Exempt Debt Service	-	(21,334)	(91,650)
Premiums on Bonds	(20,275)	(20,275)	(20,275)
SBAB Debt Reimbursement	(1,681,224)	(1,605,768)	(1,605,768)
Sub-Total: Non-exempt debt adjustments	(1,701,499)	(1,647,377)	(1,717,693)
Total Exempt Debt to be raised	2,047,777	2,738,179	2,502,387

The Debt Service budget provides for the repayment of principal and interest on the long-term debt of both the Town and the Lincoln Sudbury Regional High School. The Town issues debt pursuant to votes of Town Meeting to begin construction projects or purchase expensive equipment or real property. The maximum amount of debt is authorized by Town Meeting, and then the Town Treasurer issues the debt after working with the Town Manager and the Town's Financial Advisor pending the approval of the Board of Selectmen. The treasurer of LSRHS issues its debt after working with the LSRHS School Committee, the School District's Financial Advisor and pursuant to votes of Town Meetings of both Lincoln and Sudbury.

The budget request for FY17 is for an appropriation of \$3,628,425 which is the total amount of gross debt service payments required for all Town of Sudbury debt. Town debt service payments fall into the following major bond issue categories: Municipal buildings and projects, open space acquisitions, recreational field development and Sudbury Public Schools projects.

The appropriation for the LSRHS debt service payment for FY17 of \$591,655 is requested for and paid through the District's assessment to Sudbury.

The Finance Committee recommends approval of a FY17 budget for Town Debt Service for the Town of Sudbury of \$3,628,425.

See Appendix II for all statements of long-term debt service.

APPENDIX I. BUDGET TERMS AND DEFINITIONS CONT'D

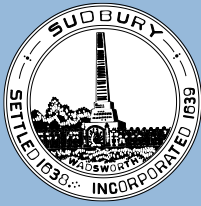
Tax Levy: The property tax levy is the revenue a community can raise through real and personal property taxes. In Massachusetts, municipal revenues to support local spending for schools, public safety, general government and other public services are raised through the property tax levy, state aid, local receipts and other sources. The property tax levy is the largest source of revenue for most cities and towns.

Town-wide Operating Expenses: This account in the general government section of the budget is comprised primarily of operating expenses such as postage, telephone and property liability insurance, that support town-wide operations and are not assigned to any one department or cost center.

APPENDIX II. LONG-TERM DEBT SCHEDULES

TOWN DEBT SCHEDULE BY TYPE

Issue Types	Schools	Municipal	Pre-CPA	Total	Annual Debt Service	Principal Balance
Prior Principal Bal.	11,590,000	8,641,946	3,219,000			23,450,946
FY16 Principal	1,785,000	513,321	539,000	2,837,321		
FY16 Interest	532,356	312,943	91,686	936,985	3,774,305	20,613,625
FY17 Principal	1,765,000	500,041	525,000	2,790,041		
FY17 Interest	402,775	302,597	83,013	788,384	3,578,425	17,823,585
FY18 Principal	1,765,000	498,057	510,000	2,773,057		
FY18 Interest	324,550	285,780	69,663	679,993	3,453,050	15,050,528
FY19 Principal	1,745,000	501,951	280,000	2,526,951		
FY19 Interest	250,325	265,487	57,863	573,674	3,100,625	12,523,577
FY20 Principal	2,025,000	505,343	90,000	2,620,343		
FY20 Interest	177,075	241,545	51,463	470,082	3,090,425	9,903,234
FY21 Principal	2,060,000	509,621	85,000	2,654,621		
FY21 Interest	89,413	217,517	46,963	353,892	3,008,513	7,248,613
FY22 Principal	240,000	413,908	85,000	738,908		
FY22 Interest	13,244	194,380	42,713	250,336	989,244	6,509,706
FY23 Principal	85,000	418,503	85,000	588,503		
FY23 Interest	8,050	175,134	38,463	221,647	810,150	5,921,202
FY24 Principal	80,000	423,116	85,000	588,116		
FY24 Interest	4,600	155,772	34,213	194,584	782,700	5,333,086
FY25 Principal	40,000	427,845	85,000	552,845		
FY25 Interest	2,000	136,292	29,963	168,255	721,100	4,780,241
Remaining Debt Service	13,394,387	6,999,151	2,914,998	23,308,536	23,308,536	



SUDBURY BOARD OF SELECTMEN

Tuesday, January 10, 2017

MISCELLANEOUS (UNTIMED)**3: FY18 Budget discussion**REQUESTOR SECTION

Date of request:

Requested by: Patty Golden

Formal Title: Discussion on FY18 Budget

Recommendations/Suggested Motion/Vote: Discussion on FY18 Budget

Background Information:

Financial impact expected:

Approximate agenda time requested: 15 minutes

Representative(s) expected to attend meeting:

Review:

Patty Golden	Pending
Melissa Murphy-Rodrigues	Pending
Barbara Saint Andre	Pending
Susan N. Iuliano	Pending
Board of Selectmen	Pending

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Town Budget and Budget Process

Budget Decision Process

- 6 budgets within the total budget
- Town Operations
 - Police, Fire, DPW, Planning, Library, Admin & Finance
 - Managed by Town Manager
 - Budget submitted directly to Town Meeting
- Sudbury Public Schools
 - K-8 system
 - Managed by Superintendent
 - Budget submitted to Town Meeting after approval by SPS school committee
- Lincoln-Sudbury Regional High School
 - 9-12
 - Managed by Superintendent
 - Budget submitted to Town Meeting after approval by LS school committee
- Vocational & Technical Education
 - 9-12 alternative
 - Managed by Superintendent
 - Budget submitted to Town Meeting after approval by VoTech school committee
 - Note: This process applies to Minuteman, the incumbent VoTech school. We are moving to Assabet Valley VoTech where we will initially be paying a fixed tuition per student.
- Capital
 - Requests greater than \$50K (or \$100K over multiple payments) submitted to Town Meeting
 - Smaller requests submitted to committee of Town, SPS & LS reps which decides which will be included in a single bundled capital request for small items
- Debt Service
 - All items were previously approved
- Review process prior to Town Meeting
 - Finance Committee reviews and opines on all budgets
 - Review process begins in the Fall
 - Ends with budget hearings in January-February
 - FinCom must recommend a non-override budget to Town Meeting
 - Does not have to be as much as “2 1/2”
 - CIAC reviews and opines on Capital Budget items
 - Board of Selectmen opine on all budgets
- Neither BOS, FinCom, nor CIAC have budget approval authority
- Town Meeting approves all budgets
- Items requiring a Proposition 2 1/2 override require further approval at the ballot
- BOS budget control limited to deciding what goes on the ballot
 - BOS can veto an override by refusing to put it on the ballot

Revenues (FY16)

Note: all numbers have been increased by the amount of State and other aid that is netted out in the operating budgets

e.g. \$500 budget with \$100 of State aid is presented to the Town as a \$400 budget. This Revenue presentation includes the \$100.

State Aid	\$11,975,615	12%
Property Taxes	\$76,997,530	78%
Local Receipts (permits, excise taxes)	\$4,787,000	5%
Grants, Fees, Offsets etc	\$2,174,411	2%
Other	\$3,171,645	3%
	<u>\$99,106,201</u>	100%

Property Taxes		
Commercial	\$6,929,778	9%
Residential	<u>\$70,067,752</u>	<u>91%</u>
	<u>\$76,997,530</u>	100%

Cost Structure (FY16)

Note: all numbers have been increased by the amount of State and other aid that is netted out in the operating budgets

e.g. \$500 budget with \$100 of State aid is presented to the Town as a \$400 budget. This Cost presentation presents the \$500.

Allocation of the Budget

Town Operations	\$22,346,265	22.5%
Sudbury Public Schools	\$41,811,685	42.2%
Lincoln Sudbury RHS	\$25,457,351	25.7%
VoTech	\$694,384	0.7%
Capital	\$392,750	0.4%
Debt Service	\$4,385,556	4.4%
All Other	<u>\$4,018,210</u>	<u>4.1%</u>
	<u>\$99,106,201</u>	100.0%

Schools Total Share of Budget: 68.58%

Percentage of Households in Sudbury with children: 48.4%

Capital is 0.4% of the budget on capital assets with a cost of over \$150 million

Equivalent to setting aside \$800 per year on a \$300,000 construction cost home to cover replacement of roof, siding, windows, flooring, heating system, A/C system, sprinklers, etc

Major Cost Components

Salaries	57.8%
Benefits- Active	9.2%
Benefits- Retirees	4.7%
Out of District Special Ed	4.0%
All Other	24.3%
	100.0%

Total Salaries & Benefits	71.7%
---------------------------	-------

Comparable Unit Costs

	# Children	Education Cost per Child
Concord	2140	\$17,517
Southborough	1352	\$17,060
Northborough	1846	\$14,848
Sudbury	2900	\$14,710

	# Children	Education Cost per Child
Concord Carlisle	1306	\$21,519
Lincoln Sudbury	1640	\$18,550
North/Southborough	1459	\$15,190

	# Households	<u>Cost per Household</u>
Concord	6,577	\$3,194
Sudbury	5,879	\$3,072
Wayland	4,836	\$2,971
Natick	13,579	\$2,674
Acton	8,326	\$2,603
Hudson	7,579	\$2,438
Marlborough	15,633	\$2,347
Maynard	4,341	\$2,346

Overrides

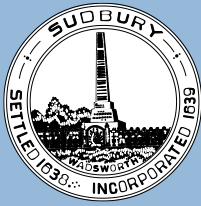
- Operating Override
 - An increase in the allowable limit of the operating budget in excess of 2 1/2% plus the amount of new growth
 - Must be approved at the ballot box
- Capital Exclusion
 - One time, one year override used to pay for a piece of capital equipment
 - Over and above the limits of "2 1/2"
 - Budget increased by Exclusion amount for one year, then reverts to pre-exclusion level
 - Must be approved at the ballot box
- Debt Exclusion
 - An override to permit the use of debt to a capital project
 - Annual debt service on the debt is over and above the limits of "2 1/2"
 - Budget increased by debt service amount every year until debt is paid off, then reverts to pre-debt level
 - Term of debt is prescribed by State law for each type of capital project
 - Must be approved at the ballot box

Where Do Our Tax Dollars Go

[Need to come up with some screen shots from ClearGov and pages from the FC section of the warrant to show and explain]

Takeaways

- Tax level relative to peers is driven by:
 - Number of children
 - Residential share of property taxes
- Tax growth year to year is driven by:
 - Labor contracts
 - Changes in head count
 - Changes in student population
 - Capital projects and capital needs
 - Occasionally, growth in out-of-district special education costs
- Sudbury has a negligible capital budget



SUDBURY BOARD OF SELECTMEN
Tuesday, January 10, 2017

4

MISCELLANEOUS (UNTIMED)

4: Town Forum discussion 1/21

REQUESTOR SECTION

Date of request:

Requested by: Patty Golden

Formal Title: Discussion regarding Town Forum scheduled for 1/21/17 at Lower Town Hall.

Recommendations/Suggested Motion/Vote: Discussion regarding Town Forum to be held Saturday, 1/21/17, 10am, at Lower Town Hall.

Background Information:

Financial impact expected:

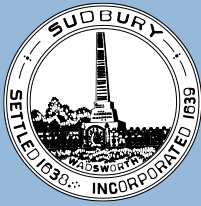
Approximate agenda time requested:

Representative(s) expected to attend meeting:

Review:

Patty Golden	Pending
Melissa Murphy-Rodrigues	Pending
Barbara Saint Andre	Pending
Susan N. Iuliano	Pending
Board of Selectmen	Pending

01/10/2017 7:30 PM



SUDBURY BOARD OF SELECTMEN

Tuesday, January 10, 2017

MISCELLANEOUS (UNTIMED)**5: Announce opening of warrant and ATM date**REQUESTOR SECTION

Date of request:

Requested by: Patty Golden

Formal Title: Announce that the Annual Town Meeting will begin on Monday, May 1, 2017. The warrant period is now open. Articles for inclusion in the Annual Town Meeting Warrant are due to the Selectmen's office, 278 Old Sudbury Road, and are to be stamped in no later than 5:00 pm on Tuesday, January 31, 2017.

Recommendations/Suggested Motion/Vote: Announce that the Annual Town Meeting will begin on Monday, May 1, 2017. The warrant period is now open. Articles for inclusion in the Annual Town Meeting Warrant are due to the Selectmen's office, 278 Old Sudbury Road, and are to be stamped in no later than 5:00 pm on Tuesday, January 31, 2017.

Background Information:

Financial impact expected:n/a

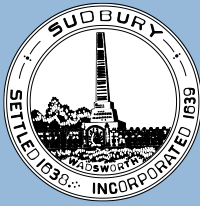
Approximate agenda time requested:

Representative(s) expected to attend meeting:

Review:

Patty Golden	Pending
Melissa Murphy-Rodrigues	Pending
Barbara Saint Andre	Pending
Susan N. Iuliano	Pending
Board of Selectmen	Pending

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**SUDBURY BOARD OF SELECTMEN**

Tuesday, January 10, 2017

MISCELLANEOUS (UNTIMED)**6: Discussion on ATM articles****REQUESTOR SECTION**

Date of request:

Requested by: Patty Golden

Formal Title: Consider 2017 Annual Town Meeting articles to be submitted by the Board of Selectmen, and authorize the Town Manager to submit articles on behalf of the Board of Selectmen.

Recommendations/Suggested Motion/Vote: Consider 2017 Annual Town Meeting articles to be submitted by the Board of Selectmen, and authorize the Town Manager to submit articles on behalf of the Board of Selectmen.

Background Information:
attached?

Financial impact expected:

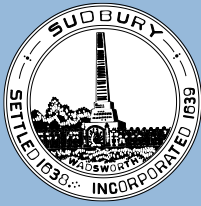
Approximate agenda time requested:

Representative(s) expected to attend meeting:

Review:

Patty Golden	Pending
Melissa Murphy-Rodrigues	Pending
Barbara Saint Andre	Pending
Susan N. Iuliano	Pending
Board of Selectmen	Pending

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SUDBURY BOARD OF SELECTMEN
Tuesday, January 10, 2017

7

MISCELLANEOUS (UNTIMED)

7: Discussion on STE May 9, 2017

REQUESTOR SECTION

Date of request:

Requestor: Pat Brown

Formal Title: Discussion and possible vote regarding Ballot Question policy and schedule for a Special Town Election May 9, 2017

Recommendations/Suggested Motion/Vote: Discussion and possible vote regarding Ballot Question policy and schedule for a Special Town Election May 9, 2017

Background Information:
attached

Financial impact expected: Typical town election/printing/mailling costs

Approximate agenda time requested: 15 minutes

Representative(s) expected to attend meeting:

Review:

Patty Golden	Pending
Melissa Murphy-Rodrigues	Pending
Barbara Saint Andre	Pending
Susan N. Iuliano	Pending
Board of Selectmen	Pending

01/10/2017 7:30 PM

~~THE COMMONWEALTH OF MASSACHUSETTS~~

In the Year One Thousand Nine Hundred and Ninety-six

AN ACT AUTHORIZING THE TOWN OF SUDBURY TO SEND CERTAIN INFORMATION TO REGISTERED VOTERS IN THE TOWN OF SUDBURY.

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

SECTION 1. (a) Notwithstanding the provisions of section twenty-two A of chapter fifty-five of the General Laws or any other general or special law to the contrary, the board of selectmen of the town of Sudbury shall, at least seven days before any election at which a question, other than a question on the ballot pursuant to section eighteen A of chapter fifty-three of the General Laws, shall be submitted solely to the voters of said town, cause to be printed and sent to each residence of one or more voters whose name appears on the latest voting list for said town and make available at each polling place [(1) the full text of such question, (2) a fair and concise summary of such question, including a one sentence statement describing the effect of a yes or no vote, prepared by the town counsel of said town, and (3) arguments for and against such question] as provided in subsections (b) and (c).

(b) No argument shall contain more than two hundred and fifty words. Said board of selectmen or, at its request, said town counsel shall seek such written arguments from the principal proponents and opponents of each such question. Said board of selectmen shall designate a date by which written arguments must be received, in a written notice to the principal proponents and opponents. Said notice must be issued at least fourteen days before the date by which the written arguments must be received.

(c) For the purposes of this act, the principal proponents and opponents of any such question shall be those persons determined by said board of selectmen to be best able to present the arguments for and against such question. The principal proponents or opponents of such a question may include a town or district officer or committee, and the principal proponents may include the first ten signers or a majority of the first ten signers of any petition initiating the placement of such question on the ballot. In determin-

ing the principal proponents and opponents of such a question, said board of selectmen shall contact each ballot question committee, if any, as defined in section one of chapter fifty-five of the General Laws, organized specifically to influence the outcome of the vote on such question. If no argument is received by said board of selectmen within the time allowed by this act, said town counsel shall prepare such argument.

(d) All arguments filed with said board of selectmen pursuant to this act, and the summary prepared pursuant to subsection (a), shall be open to public inspection at the office of the town clerk of said town, and if the vote affects a district, the arguments and summary shall be open to public inspection at the office of the clerk of each city or town within the jurisdiction of the district.

SECTION 2. This act shall apply where the question presented involves the regional district of which the town of Sudbury is a member or involves a joint undertaking by said town of Sudbury and any one or more cities or towns.

SECTION 3. This act shall take effect upon its passage.

House of Representatives, July 10, 1996.

Passed to be enacted,

Speaker.

In Senate, July 15, 1996.

Passed to be enacted,

President.

24 July 1996

Approved,

at eleven o'clock and 15 minutes, A. M.

W. W. Weld

Governor.

Aug 2 12 26 PM '96
RECEIVED
BOARD OF SELECTMEN
SUDBURY, MA

Board of Selectmen Ballot Question Policy

Chapter 189 of the Acts of 1996 requires the Sudbury Board of Selectmen to provide registered voters the following information for any ballot question submitted solely to Town voters (other than a ballot pursuant to M.G.L. ch.53, §18A): (1) the full text of such question; (2) a fair and concise summary of such question; and (3) arguments for and against such question. See Attachment.

Further requirements include the following:

- The required information is to be sent to the voters at least 7 days before such an election.
- The Board of Selectmen, or when designated, Town Counsel, shall seek written arguments from the principal proponents and opponents of each question.
- The Board of Selectmen shall designate a date for receipt for such arguments and shall provide notice of such 14 days before the date arguments are to be received.
- The Board of Selectmen shall designate those best suited to present the arguments for and against each question.
- If no argument is received within the time allowed, Town Counsel shall prepare such argument.
- No argument shall contain more than 250 words.

The requirements of this law will be implemented as follows for any ballot questions to be submitted for an Annual Town Election or a Special Town Election. **Preparation of ballot question warrants must meet these minimum timelines, but additional days will be added to allow for Board of Selectmen meeting and approval of the final warrant.**

- Notice of proposed ballot questions and a request for written arguments for and against the questions will be posted on the Town website at least 21 days before the warrant must be submitted to the printer, or 46 days before the election **plus additional days as needed to allow Selectmen approval.**
 - The Board of Selectmen will reach out to relevant parties including petitioners for citizen questions and ballot question committees.
 - The Board of Selectmen will determine those persons best able to present the arguments. In the absence of submission, Town Counsel will prepare the argument.
 - Written arguments must be received by Town Counsel for review at least 7 days before the warrant must be submitted to the printer, or 32 days before the election **plus additional days as needed to allow Selectmen approval.**
 - Town Counsel will submit the final warrant to the Board of at least 25 days before the election **plus additional days as needed to allow Selectmen approval.**
- Written arguments for and against ballot questions will be reviewed by Town Counsel and/or other persons designated by the Town Manager for accuracy and legality.

DRAFT for discussion 01.10.2017

- The authors of each argument for and against ballot questions will be listed on the warrant, including individuals or groups such as ballot question committees. Arguments provided by Town Counsel will be accompanied by the statement “Prepared by Town Counsel.”
- The Board of Selectmen will hold an open meeting (or meetings) to approve the ballot questions at least 35 days before the election and the complete warrant at least 25 days before the election.
- Written notice of the Board of Selectmen vote approving the wording of the ballot questions must be filed with the Town Clerk at least 35 days before the election.
- Final wording for the election warrant, including ballot questions, summaries, and arguments, must be approved and sent to the printer at least 14 days before delivery to the post office, or 25 days before the election.
- Warrants for elections must be submitted to the Post Office for delivery at least 11 days before the election.
- Warrants for elections must be posted and received by the voters 7 days before the election.

Days before election	Action	Purpose
46 + days for BOS meeting	Notice of proposed ballot questions and request for written arguments	To allow 14 days for submission of arguments to Town Counsel and 7 days for review
35 + days for BOS meeting	Wording of final ballot questions to Town Clerk	
32 + days for BOS meeting	Written arguments submitted to Town Counsel	To allow 7 days for review and submission to BOS
25 + days for BOS meeting	Town Counsel submits warrant/BOS approval	
25 days	Delivery to printer	To allow printer 14 days before mailing date
11 days	Delivery to Post Office	To allow 4 days for mail
7 days	Posting and receipt of warrant	

Approved by the Board of Selectmen _____.

Note: This draft schedule, provided for discussion, allows 2 weeks for printing, but generally printing takes 1 week or less.

DRAFT for 01.10.2017 discussion

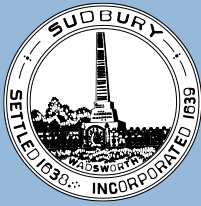
Days before election	Action	May 9 Special Election	ATM	May 2 STM***
46 + days for BOS meeting	BOS approval of proposed questions plus notice	March 7 BOS meeting		
46 + days for BOS meeting	Notice of proposed ballot questions and request for written arguments	March 8		
35 + days for BOS meeting	Approval of final ballot questions	March 21 BOS meeting**		
32 + days for BOS meeting	Written arguments submitted to Town Counsel	March 22		
25 + days for BOS meeting	Town Counsel submits warrant	March 29 for packet		
25 + days for BOS meeting	BOS approval of warrant	April 4 BOS meeting**	April 4 BOS meeting	
35 days	Wording of final ballot questions due to Town Clerk	April 4		
25 days	Warrant to printer	April 14*	April 6*	
11 days	Delivery to Post Office	April 28	April 20	April 14
7 days	Posting and receipt of warrant	May 2	April 24	April 18

Notes:

*This draft schedule, provided for discussion, allows 2 weeks for printing, but generally printing takes 1 week or less.

**Based on the current BOS meeting schedule, ballot question wording would likely be approved at the March 21 meeting and all warrants approved at the April 4 meeting, even with other schedule adjustments.

***In the event that there is reason to call a STM within the ATM, the warrant must be received earlier.

**SUDBURY BOARD OF SELECTMEN**

Tuesday, January 10, 2017

MISCELLANEOUS (UNTIMED)**8: Accept \$80K in design fees****REQUESTOR SECTION**

Date of request:

Requestor: Fire Chief Bill Miles and Facilities Director Jim Kelly

Formal Title: Vote to approve the use of the Raytheon mitigation funds for the preliminary design development phase of the Route 20 Fire Station, to be administered by the Permanent Building Committee.

Recommendations/Suggested Motion/Vote: Vote to approve the use of the Raytheon mitigation funds for the preliminary design development phase of the Route 20 Fire Station, to be administered by the Permanent Building Committee.

Background Information:
see attached documents

Financial impact expected:

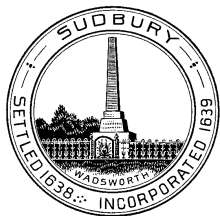
Approximate agenda time requested: 10 minutes

Representative(s) expected to attend meeting:

Review:

Patty Golden	Pending
Melissa Murphy-Rodrigues	Pending
Barbara Saint Andre	Pending
Susan N. Iuliano	Pending
Board of Selectmen	Pending

01/10/2017 7:30 PM



Melissa Murphy-Rodrigues, Esq.
Town Manager

TOWN OF SUDBURY

Office of the Town Manager

www.sudbury.ma.us

278 Old Sudbury Road
Sudbury, MA 01776-1843
978-639-3381

Fax: 978-443-0756

Email: townmanager@sudbury.ma.us

To: Honorable Board of Selectmen

From: Melissa Rodrigues, Esq., Town Manager

RE: Mitigation Funds for Fire Station Design

Date: January 5, 2017

As you know, the development agreement negotiated with National Development includes \$80,000 for the design of the Route 20 Fire Station.

Chief Miles attended the last Board of Selectmen meeting to reiterate the current and future needs for additional space, personnel and equipment at that station.

The \$80,000 will allow us to get a higher-level schematic plan with better cost estimates and will help us prepare for Town Meeting's capital request. We will procure a designer and an OPM during this time period.

Attachment8.a: mitigationfundsfire (2156 : Accept \$80K in design fees)

DEVELOPMENT AGREEMENT

This Development Agreement (this “Agreement”) is entered into as of this 7th day of June 2016, by and between the Town of Sudbury (the “Town”), acting by and through its Board of Selectmen, and BPR Sudbury Development LLC, a Delaware limited liability company, acting only in its capacity as owner of the Site (as hereinafter defined) (the “Developer,” and together with the Town, the “Parties”).

This Agreement is entered into by the Parties in an effort to establish a framework to facilitate the redevelopment of an approximately 25 acre site (the “Site”) located along Boston Post Road/Route 20, that is part of a larger approximately 50 acre site (the “Former Raytheon Property”) formerly owned by the Raytheon Company (“Raytheon”). The Site is more particularly described and depicted on a certain plan of land entitled “Master Development Plan” (the “Master Plan”) attached hereto and incorporated herein as **Exhibit A**.

Raytheon, formerly the Town’s largest taxpayer, operated an office/research and development complex at the Former Raytheon Property for more than fifty years, providing numerous fiscal, employment, and other benefits to the Town. In December 2015, as part of its planned phased withdrawal from the Former Raytheon Property, Raytheon sold the Former Raytheon Property to the Developer. Raytheon’s withdrawal from the Former Raytheon Property represents a significant loss to the Town but also presents opportunities. The Parties recognize that a coordinated, comprehensive, and expeditious approach to redevelopment of the Former Raytheon Property is mutually beneficial and desirable in that it represents a unique opportunity to fulfill several Town needs and goals. It is anticipated that the substantial private investment to be made in a mixed-use redevelopment of the Site would, among other things, restore a significant and reliable source of municipal tax revenue to the Town; serve as a model and catalyst for the future economic development of the Route 20 corridor, an important Town planning objective; and generate new jobs and revenues while providing desirable amenities to the community.

In response to the Town’s interest in realizing a mixed-use redevelopment of the Former Raytheon Property, the Developer has proposed to construct a multi-phase development at the Site generally consisting of approximately sixty units of age-restricted, active-adult housing (the “Age-Restricted Housing Component”); up to fifty-four beds within an assisted living/memory care facility; approximately 80,000 square feet of retail, restaurant, and convenience uses (the “Retail Component”), which Retail Component includes an approximately 45,000 square foot grocery store; and accessory parking and related site improvements (collectively, the “Project”). The Project accomplishes several key redevelopment goals of the Board of Selectmen and the Planning Board as articulated in a letter to Raytheon dated February 25, 2015. The Site is currently zoned Limited Industrial District (“LID”), with a small portion zoned as residential. Under current zoning by-laws, the proposed Project would not be allowed. In particular, nursing or convalescent home and assisted care facility, personal service establishment, restaurant, ATMs, kiosks, and residential care facility are among the uses not presently allowed in the LID.

The Project will be complemented by the construction of a multifamily affordable housing residential project on an adjoining approximately 17 acre portion of the Former Raytheon Property, consisting of a two-hundred-and-fifty unit rental housing community to be developed

by Sudbury Avalon, Inc., for which an application for a comprehensive permit has been filed under M.G.L. Chapter 40B ("Avalon Sudbury"). The comprehensive permit application is currently under review by the Sudbury Zoning Board of Appeals ("ZBA"), which, at the close of the public hearing, is expected to issue a comprehensive permit for Avalon Sudbury. While Avalon Sudbury is not subject to the Master Plan and is therefore not a part of the "Project" under this Agreement, Avalon Sudbury's relevant impacts have been considered in the assessment of the Project, its impact on the Site and surroundings (e.g., traffic, stormwater management and fiscal impacts), and with respect to the community benefits agreed upon by the Developer under Section 4.2 of this Agreement.

In order to facilitate the Project, the Parties wish to cooperate to present certain warrant articles to a town meeting in furtherance of the Project, including, without limitation, (i) the adoption of a new zoning by-law to govern the Site, entitled, "Section 4700. Mixed Use Overlay District" ("MUOD"); (ii) the approval of the Master Plan; and (iii) the authorization of the Board of Selectmen to accept the conveyance of certain land and easements to the Town, and, if necessary, to convey easements to the Developer (collectively, the "Town Meeting Articles"). The Board of Selectmen and the Planning Board are willing to cooperate with the Developer in support of the Town Meeting Articles, the Project and Avalon Sudbury subject to the terms and restrictions set forth in this Agreement and the completion of the Developer's obligations, and the Developer is willing to impose such restrictions and undertake and complete such obligations, as set forth in this Agreement.

The Parties wish to enter into this Agreement to memorialize their mutual understandings, commitments, and agreements regarding the Project.

1. GENERAL

- 1.1 The Developer shall comply with applicable rules, regulations and by-laws of the Town, the Commonwealth of Massachusetts, and federal agencies as they apply to the construction, maintenance and operation of the Project, including, without limitation, compliance with the Wetlands Protection Act, the Massachusetts Environmental Policy Act (MEPA), and the State Building Code.
- 1.2 The applicable terms of this Agreement shall be incorporated by reference in the Conformance Recommendation issued by the Planning Board for the Project as authorized by the adoption of the MUOD by Town Meeting, and shall be binding upon the Developer and any successor in interest to the Project (or component thereof), as provided in Section 5.3 of this Agreement. Any non-monetary violation hereof may be treated as a violation enforceable by the Building Inspector following notice and opportunity to cure.

2. TRAFFIC MITIGATION

- 2.1 The Developer agrees to complete, at its sole cost and expense, the traffic and pedestrian improvements specified in the Conformance Recommendation. The total cost for the design and construction of these improvements is estimated to be approximately \$2,000,000. The design of these improvements has been reviewed by an independent traffic engineer hired by the Town to ensure the adequacy of these improvements to

provide for safe travel by residents, employees and visitors of the Project and Avalon Sudbury while also enhancing safe traffic movement to adjoining properties and along the Route 20 corridor. In addition, the Developer agrees to implement the Traffic Demand Management program specified in the Conformance Recommendation.

3. CONFORMANCE RECOMMENDATION

- 3.1 Pursuant to Section 4742 of the MUOD, the Master Development Plan for the MUOD Project must receive a Conformance Recommendation from the Planning Board in order to be approved by Town Meeting, which may include conditions, limitations, and safeguards. Developer agrees to comply with the Planning Board's Conformance Recommendation in connection with the MUOD Project, including all conditions, limitations and safeguards set forth therein, and said Conformance Recommendation is incorporated herein by reference as if it were set forth herein.

4. COMMUNITY BENEFITS

Upon completion and full occupancy, the Project is anticipated to generate estimated gross tax revenues in excess of \$1,700,000 annually with anticipated net revenues in the range of \$571,500 (per Town's fiscal peer review) to \$694,400 (per Developer's financial analysis) annually, after covering projected municipal service costs associated directly and indirectly with the Project and Avalon Sudbury, including fire, police, schools, public works, inspectional services, health department, ambulance, and other costs. To contribute further to the Town's fiscal well-being above and beyond the projected significant annual tax revenue generated from the Project, Developer agrees to take the following measures:

- 4.1. Within ninety days of issuance of the first certificate of occupancy for the Retail Component of the Project (unless such period is extended for good cause with the agreement of the parties), Developer shall convey to Town for consideration of \$1.00 a parcel of land shown as "Lot 6" on the plan attached hereto as **Exhibit B** (land area of approximately 8,000 square feet of commercial property along with accompanying easements is estimated by Developer to be worth approximately \$200,000) for general municipal purposes, to accommodate the construction of a potential future fire station in place of the existing fire station on the adjacent Town land ("Future Fire Station"). To facilitate this land conveyance for the Future Fire Station, the Town agrees to cooperate, to the extent permissible by law, in obtaining any necessary modification to the permits and approvals obtained in order to construct and operate the Project. The Developer and the Town further agree to cooperate in granting one another all necessary right-of-way easements over the ways and parking lots shown on said plan for access/egress and utilities to and from a Future Fire Station and the Project. Developer also agrees, subject to (i) the approval by MassDEP of an expansion of the existing on-site wastewater treatment plant on the Former Raytheon Property ("WWTP") and (ii) all applicable regulations, to allow a Future Fire Station to discharge its waste water into the WWTP, and to provide connections and easements for such wastewater discharge at no cost to the Town (the value of such sewer rights estimated at approximately \$25,000). Developer also agrees to allow a Future Fire Station to discharge its storm water into the Developer's storm water system, and to provide connections and easements for such storm water discharge at no cost to the Town

(the value of stormwater rights and easements estimated at \$25,000). Developer also agrees to perform periodic landscape maintenance surrounding a Future Fire Station in conjunction with their maintenance of the Project (the value of this landscape maintenance is estimated at approximately \$10,000 annually).

- 4.2 Developer agrees to make the following additional one-time fiscal contributions to the Town to advance the interests of the Town and to enhance Town resources; the payments set forth below shall be tendered by the Developer to the Town in accordance with the payment schedule set forth at **Exhibit C** attached hereto:
- a. Developer agrees to make a contribution of \$500,000 to the Town for the maintenance, construction, and reconstruction of fields for recreational use, said funds to be expended either for existing fields or toward the construction of new fields in its sole discretion.
 - b. Developer agrees to make a contribution of \$850,000 to the Town for public safety purposes, to be used by the Town in its sole discretion.
 - c. Developer agrees to make a contribution of \$100,000 to the Town for the Senior Center to provide for senior citizen transportation needs, to be used by the Town in its sole discretion.
 - d. Developer agrees to make a contribution of \$850,000 to the Town to provide for improved technology for the Town's schools and/or other municipal buildings, to be used by the Town in its sole discretion.
 - e. Developer agrees to make a contribution of \$80,000 towards the design of the Future Fire Station, to be used by the Town in its sole discretion.
 - f. Developer agrees to make a contribution of \$15,000 towards the implementation of a section of sidewalk along Boston Post Road from 501 Boston Post Road (CVS) to Nobscot Road, to be used by the Town in its sole discretion.
 - g. Developer agrees to make a contribution of \$100,000 to fund any fiscal mitigation requirements or off-site mitigation obligations that may be imposed as lawful conditions of a comprehensive permit issued by the ZBA for Avalon Sudbury. To the extent the comprehensive permit does not require any or all funds from this contribution be used to satisfy fiscal requirements, such unallocated funds may be used for other municipal purposes as determined by the Board of Selectmen. To the extent the comprehensive permit imposes conditions on Avalon Sudbury that require fiscal mitigation payments or off-site mitigation obligations that exceed this contribution, such conditions shall be fully satisfied by the reallocation of funds from the other contributions set forth in this Section, as may be determined by the Selectmen, such that the total fiscal contributions due under this Agreement and as mitigation payments, if any, required under the comprehensive permit shall not exceed \$2,495,000, the aggregate amount of the contributions agreed to in this section.

5. MISCELLANEOUS

5.1 Reimbursement of Town Review Fees

Prior to issuance of the first Certificate of Occupancy for the Project, the Developer agrees to reimburse the Town for its reasonable legal fees in connection with any review or advice related to the Town Meeting Articles, this Agreement, and the construction and permitting of the Project; and the costs of the special town meeting of June 13, 2016, at which the Town Meeting Articles will be considered. Upon approval of Town Meeting of the Town Meeting Articles, the Developer also agrees to make a payment of \$20,000 to pay for outside consultants contracted by the Town to review site plans and stormwater management plans submitted for Conformance Review on the age-restricted housing, assisted/memory care and village retail components of the Master Plan. These funds shall be held in escrow by the Planning Board for this purpose, and any funds remaining after completion of the plan reviews shall be returned to the Developer

5.2 Forbearance from Suit

The Parties shall forego any actions at law or equity attempting to contest the validity or prevent the enforceability of any provision(s) of this Agreement, and the Developer shall procure written acknowledgment that such forbearance shall bind any successor or assign. Such forbearance shall not preclude any Party from bringing any action for breach of contract on the part of the other Party or acts of intentional misconduct with respect to matters contemplated herein.

5.3 Successors and Assigns

The Parties agree that the Developer may subdivide the Site (including through the creation of one or more condominiums or long term ground leases) and may transfer all or any subdivided portion of the Site to another entity (each a "New Entity"), subject to the Developer's and any New Entity's acknowledgement that:

- (a) This Agreement shall run with title to each subdivided portion of the Site and shall be binding upon the Developer insofar as it is the owner of the Site, and each of its successors or assigns as to the obligations which arise under this Agreement during their respective periods of ownership of the Site and/or their respective subdivided portion(s) thereof, provided that each predecessor-in-title shall be forever released from this Agreement upon procuring a written acknowledgment from its immediate successor, addressed to the Town, acknowledging and agreeing that such successor-in-title is bound by the terms of this Agreement and that this Agreement shall be enforceable against such successor by the Board of Selectmen with respect to such successor's subdivided portion(s) of the Site; and
- (b) The obligations created hereunder shall not be treated as assumed by any New Entity until such notice is delivered to the Town.

5.4 Notices

Notices, when required hereunder, shall be deemed sufficient if sent registered mail to the Parties at the following addresses:

Town:	Town of Sudbury 278 Old Sudbury Road Sudbury, MA 01776 Attn: Town Manager
Developer:	BPR Development LLC c/o National Development 2319 Washington Street Newton Lower Falls, MA 02462

with a copy to:

Goulston & Storrs PC
400 Atlantic Avenue
Boston, MA 02110-3333
Attn: Peter L. Tamm, Esq.

5.5 Force Majeure

The Developer shall not be considered to be in breach of this Agreement for so long as the Developer is unable to complete any work or take any action required hereunder due to a *force majeure* event or other events beyond the reasonable control of the Developer.

5.6 Default; Opportunity to Cure

Failure by either Party to perform any term or provision of this Agreement shall not constitute a default under this Agreement unless and until the defaulting Party fails to commence to cure, correct or remedy such failure within fifteen days of receipt of written notice of such failure from the other Party and thereafter fails to complete such cure, correction, or remedy within sixty days of the receipt of such written notice, or, with respect to defaults that cannot reasonably be cured, corrected or remedied within such sixty-day period, within such additional period of time as is reasonably required to remedy such default, provided the defaulting Party exercises due diligence in the remedying of such default. Notwithstanding the foregoing, the Developer shall cure any monetary default hereunder within thirty days following the receipt of written notice of such default from the Town. No default hereunder by the owner (whether the Developer or a New Entity) of any subdivided portion of the Site shall be deemed to be a default by any other owner (whether the Developer or a New Entity) of any other subdivided portion of the Site.

5.7 Limitations on Liability

The obligations of the Developer or any New Entity do not constitute personal obligations of their members, trustees, partners, directors, officers or shareholders, or any direct or indirect constituent entity or any of their affiliates or agents. The Town shall not seek recourse against

any of the foregoing or any of their personal assets for satisfaction of any liability with respect to this Agreement or otherwise. The liability of the Developer or a New Entity is in all cases limited to their interest in the Site or subdivided portion thereof at the time such liability is incurred and shall not extend to any other portion of the Site for which another party has assumed responsibility pursuant to Section 5.3 hereof. In the event that all or any portion of the Site is subjected to a condominium regime or a long term ground lease, the condominium association or the ground lessee, as applicable, shall be deemed to be the owner/New Entity of the affected portion of the Site.

5.8 Estoppels

Each Party agrees, from time to time, upon not less than twenty-one days' prior written request from the other, to execute, acknowledge and deliver a statement in writing certifying (i) that this Agreement is unmodified and in full force and effect (or if there have been modifications, setting them forth in reasonable detail); (ii) that the party delivering such statement has no defenses, offsets or counterclaims against its obligations to perform its covenants hereunder (or if there are any of the foregoing, setting them forth in reasonable detail); (iii) that there are no uncured defaults of either party under this Agreement (or, if there are any defaults, setting them forth in reasonable detail); and (iv) any other information reasonably requested by the party seeking such statement. If the Party delivering an estoppel certificate is unable to verify compliance by the other Party with certain provisions hereof despite the use of due diligence, it shall so state with specificity in the estoppel certificate, and deliver an updated estoppels certificate as to such provisions as soon thereafter as practicable. Any such statement delivered pursuant to this Section 5.8 shall be in a form reasonably acceptable to, and may be relied upon by any, actual or prospective purchaser, tenant, mortgagee or other party having an interest in the Project. The Town Manager is hereby authorized to execute and deliver any such estoppel certificate on behalf of the Board of Selectmen.

5.9 Governing Law

This Agreement shall be governed by the laws of the Commonwealth of Massachusetts. If any term, covenant, condition or provision of this Agreement or the application thereof to any person or circumstance shall be declared invalid or unenforceable by the final ruling of a court of competent jurisdiction having final review, then the remaining terms, covenants, conditions and provisions of this Agreement and their application to other persons or circumstances shall not be affected thereby and shall continue to be enforced and recognized as valid agreements of the Parties, and in the place of such invalid or unenforceable provision, there shall be substituted a like, but valid and enforceable provision which comports to the findings of the aforesaid court and most nearly accomplishes the original intention of the Parties. The Parties hereby consent to jurisdiction of the courts of the Commonwealth of Massachusetts sitting in the County of Middlesex.

5.10 Entire Agreement; Amendments

This Agreement sets forth the entire agreement of the Parties with respect to the subject matter hereof, and supersedes any prior agreements, discussions or understandings of the Parties and their respective agents and representatives. This Agreement may not be amended, altered or

modified except by an instrument in writing and signed by the Parties hereto. Amendments to the terms of this Agreement may be agreed to on behalf of the Town by its Board of Selectmen.

5.11 Interpretation

Capitalized terms used but not defined herein shall have the meanings assigned to them under the Town of Sudbury Zoning By-Law (Article IX).

5.12 Cooperation

The Parties agree to work cooperatively, on a going-forward basis, to execute and deliver documents, and take such other actions, whether or not explicitly set forth herein, that may be necessary in connection with the development of the Project or the implementation of the goals and objectives of this Agreement.

In connection with Avalon Sudbury, upon issuance of a comprehensive permit by the ZBA, and if requested by the Developer, the Town, acting through its Board of Selectmen, agrees to reasonably cooperate in the conversion of Avalon Sudbury to a so-called Local Initiative Program (“LIP”) project by signing a LIP application with Massachusetts Department of Housing and Community Development (“DHCD”) consistent with Avalon Sudbury as approved in the comprehensive permit within thirty days of receipt from the Developer of a complete LIP application. The conversion to a LIP shall be subject to the approval of the ZBA of the conversion to a LIP as an insubstantial change or the conversion is deemed an insubstantial change pursuant to 760 CMR 56.05(11). The Town shall not require any further mitigation or payments of any kind from the Developer in connection therewith. The Town further covenants and agrees to cooperate with the Developer as it takes whatever further steps as may be reasonably necessary to cause the LIP application to be finally approved by DHCD for Avalon Sudbury as approved in the comprehensive permit.

5.13 Compliance

The Developer acknowledges and agrees that the Town, operating through its officers and employees and upon notice to the Developer, shall have the right to enter the Site as reasonably necessary to inspect to confirm compliance with the terms of this Agreement.

5.14 Counterparts; Signatures

This Agreement may be executed in several counterparts and by each Party on a separate counterpart, each of which when so executed and delivered shall be an original, and all of which together shall constitute one instrument. It is agreed that electronic signatures shall constitute originals for all purposes.

5.15 Record Notice

A notice of this Agreement in a form reasonably acceptable to the Developer may be recorded with the Middlesex (South) Registry of Deeds.

5.16 No Third-Party Beneficiaries

Notwithstanding anything to the contrary in this Agreement, the Parties do not intend for any third party to be benefitted hereby.

5.17 Effectiveness; Term

In accordance with Section 4765 of the MUOD, nothing in this Agreement shall be construed to require the Developer to construct or complete all or any portion of the MUOD Project. If, but only if, the Developer decides to undertake the MUOD Project, this Agreement shall not become effective until the applicable Town Meeting Articles are approved or deemed approved, substantially in the form submitted for Town Meeting vote, by the Attorney General's Office of the Commonwealth of Massachusetts in accordance with M.G.L. c. 40, §§ 32, 32A and M.G.L. c. 40A, § 5, the date on which this Agreement becomes effective being referred to as the "Effective Date". The terms of this Agreement may be incorporated into any permit or approval, including the Conformance Recommendation, issued by the Planning Board for the MUOD. The development of the Site is limited to the Project as proposed; any modification or extension of the Project, other than de minimus changes, shall require an amendment to this Agreement.

EXECUTED under seal as of the date and year first above written,

TOWN OF SUDBURY BOARD OF SELECTMEN

By: Susan M. Auliano
Name:
Its:
Hereunto Duly Authorized

BPR SUDBURY DEVELOPMENT LLC,
a Delaware limited liability company

By: [Signature]
Name: JOHN J. O'NEIL, III
Its:
Hereunto Duly Authorized

LIST OF EXHIBITS

Exhibit A – Master Plan

Exhibit B – Land/Easement Conveyance Plan for Future Fire Station

Exhibit C – Schedule of Payments

EXHIBIT A
Master Plan



LEGEND	
DEVELOPMENT AREAS	PROPERTY LINE / MUOD BOUNDARY
RETAIL / COMMERCIAL DEVELOPMENT AREA A (BUILDINGS 1-6)	MUOD PROJECT AREA BOUNDARY (TYP)
MUSEUM OR CONVENTUAL HOMES / ASSISTED CARE FACILITY (DEVELOPMENT AREA B BUILDINGS 7-8)	MINIMUM SETBACK
AGE-QUALIFIED HOUSING (DEVELOPMENT AREA C BUILDINGS 9-13)	SETBACK AREA
	CONCEPTUAL PROPOSED STORMWATER BMP
	CONCEPTUAL PROPOSED WASTEWATER UTILITIES

NOTES

- (1) THE MUOD PROJECT LAYOUT THIS PLAN COMPLIES WITH THE MUOD REQUIREMENTS OF SECTION 4700 OF THE ZONING BYLAW. COMPLIANCE WITH MAXIMUM HEIGHT REQUIREMENTS IS SPECIFIED ON THE ARCHITECTURAL PLANS IN THE PRELIMINARY MUOD PROJECT SUBMISSION.
- (2) THE LOCATION AND DIMENSIONS OF THE BUILDINGS, PARKING AREAS, AND OTHER SITE PLAN ELEMENTS SHOWN ON THIS PLAN ARE SUBJECT TO ADJUSTMENT IN ACCORDANCE WITH SECTION 4700 OF THE ZONING BYLAW.
- (3) UNDEVELOPED OR PARKING AND INTERNAL DRIVEWAYS ARE IDENTIFIED ON THIS PLAN TO COMPLY WITH APPLICABLE DESIGN STANDARDS OF THE ZONING BYLAW AND MAY BE ADJUSTED IN ACCORDANCE WITH SECTION 4700 OF THE ZONING BYLAW.
- (4) THE MUOD PROJECT PROVIDES FOR A CONCEPTUAL SITE DESIGN THAT MAY INCLUDE SUPPORTING PARKING AREAS, ACCESSWAYS, DRIVEWAYS, AND STRUCTURE AND UTILITIES WHICH MAY EXTEND INTO ANY LOT OR OTHER AREA WITHIN THE MUOD.
- (5) PURSUANT TO SECTION 4700 OF THE ZONING BYLAW, PARKING MAY BE SHOWN IN AREAS WITH MULTIPLE USES. THE NUMBER OF SPACES CONTAINED WITHIN THE MUOD PROJECT MAY CHANGE FROM TIME TO TIME BASED UPON CHANGES IN USE AND TENANT REQUIREMENTS.
- (6) PARKING LOT LANDSCAPING, LAYOUT, AND BUFFERING SHALL BE SUBMITTANTLY AS SHOWN ON THIS PLAN, SUBJECT TO ADJUSTMENT IN ACCORDANCE WITH SECTION 4700 OF THE ZONING BYLAW.
- (7) THE MUOD PROJECT MAY BE CONSTRUCTED IN ONE OR MORE PHASES UPON SUBMISSION OF A PHASING PLAN IN ACCORDANCE WITH SECTION 4700 OF THE ZONING BYLAW.
- (8) THE EVENT OF ANY INCONSISTENCY OR AMBIGUITY BETWEEN THIS PLAN AND THE FRONTING OF SECTION 4700 OF THE ZONING BYLAW, THIS PLAN SHALL GOVERN.

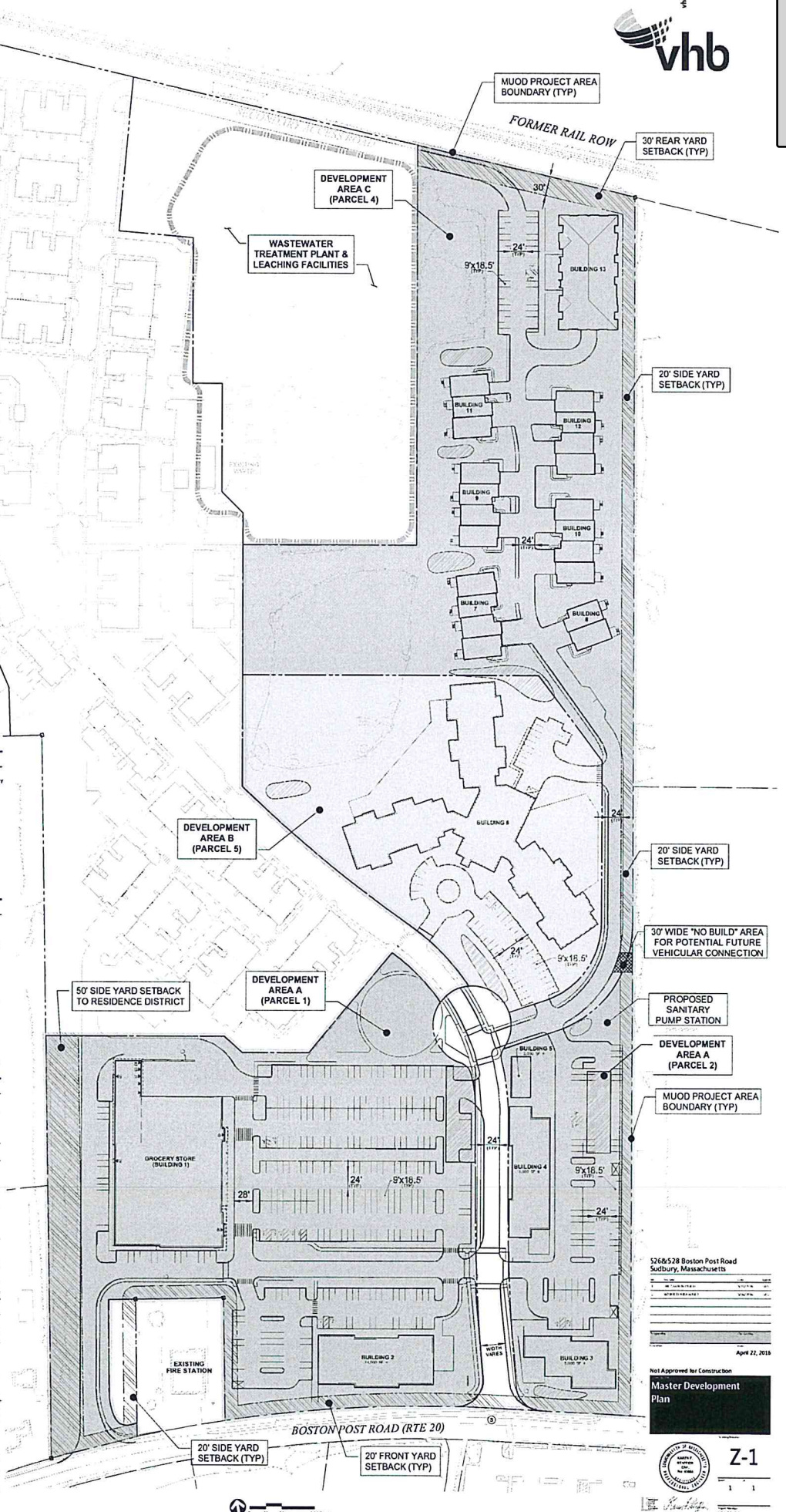
DIMENSIONAL REQUIREMENT SUMMARY CHART

ZONING DISTRICT		LIMITED INDUSTRIAL (LI2)	
OVERLAY DISTRICT(S)		WATER-USE SOURCE PROTECTION OVERLAY DISTRICT (WUPOD)	
		WATER-USE OVERLAY DISTRICT (MUOD)	
MUOD REQUIREMENTS		AS SHOWN	
MUOD PROJECT AREA	100,000 SQ. FT.	COMPLES	COMPLES
FRONT YARD SETBACK	50 FEET	COMPLES	COMPLES
MINIMUM FRONT YARD SETBACK	20 FEET	COMPLES	COMPLES
MINIMUM SIDE YARD SETBACK	20 FEET	COMPLES	COMPLES
MINIMUM REAR YARD SETBACK TO RESIDENCE DISTRICT	30 FEET	COMPLES	COMPLES
MINIMUM REAR YARD SETBACK	30 FEET	COMPLES	COMPLES
MAXIMUM BUILDING HEIGHT	45 FEET, 3 STORES (OR 50 FEET IN CASE OF PITCHED ROOFS)	COMPLES	COMPLES
	10 FEET, 4 STORES (IF SET BACK 500 FT FROM BOSTON POST RD)	COMPLES	COMPLES
MAXIMUM BUILDING COVERAGE	30% OF THE MUOD PROJECT AREA AS A WHOLE	COMPLES	COMPLES

MUOD PROJECT AREA SUMMARY CHART

DEVELOPMENT AREA	DEVELOPMENT AREA A (PARCEL 1)	DEVELOPMENT AREA B (PARCEL 2)	DEVELOPMENT AREA C (PARCEL 3)	DEVELOPMENT AREA D (PARCEL 4)	TOTAL (IN MUOD PROJECT AREA)
LAND USE	COMMERCIAL	COMMERCIAL	MUSEUM OR CONVENTUAL HOMES AND/OR ASSISTED CARE FACILITY	AGE-QUALIFIED HOUSING	N/A
LAND AREA** (TOTAL ACRES / % OF TOTAL)	8.3 AC (24.7%)	2.8 AC (8.5%)	4.7 AC (14.3%)	8.1 AC (25.0%)	24.8 AC (76.5%)
TOTAL BUILDING SQUARE FOOTAGE	339,000 SF	221,000 SF	144,500 SF	170,000 SF	874,500 SF
UNIT COUNT FOR RESIDENTIAL	N/A	N/A	48 UNITS	80 UNITS	128 UNITS
BUILDING COVERAGE (AS % OF DEVELOPMENT PARCELS)	14.9%	10.5%	21.7%	15.4%	16.2%
IMPERVIOUS SURFACE AREA** (AS % OF DEVELOPMENT PARCELS)	18.2 AC (55%)	11.8 AC (42%)	11.8 AC (25%)	13.5 AC (32%)	55.3 AC (43%)
IMPERVIOUS SURFACE AREA (AS % OF DEVELOPMENT PARCELS)	11.1 AC (33%)	11.8 AC (42%)	11.8 AC (25%)	11.8 AC (29%)	46.5 AC (36%)
NUMBER PARKING SPACES	168 SPACES (TOTAL COMMERCIAL)	153 SPACES	112 SPACES (TOTAL COMMERCIAL)	112 SPACES (TOTAL COMMERCIAL)	545 SPACES

** LAND AREA INCLUSIVE OF YARD SETBACK AREA
 ** IMPERVIOUS COVERAGE IS EXCLUSIVE OF ANY ROUTE 20 WIDENING OR IMPROVEMENTS RELATED TO THE POTENTIAL FUTURE FIRE STATION EXPANSION



5266/528 Boston Post Road
 Sudbury, Massachusetts

Not Approved for Construction
 Master Development
 Plan

April 22, 2019

11125.00

EXHIBIT B
Land/Easement Conveyance Plan for Future Fire Station

HIGHLAND AVENUE
(PRIVATE WAY)

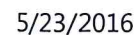
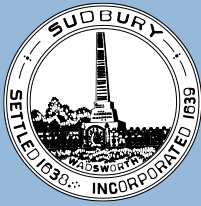


EXHIBIT C**Schedule of Developer Contributions in Development Agreement¹**

Sec.	Contribution Purpose	Amount	Timing
4.2.a	Contribution towards Development of Recreational Fields	\$500,000	<ul style="list-style-type: none"> • \$250,000 (50%) payable prior to issuance of first certificate of occupancy for building within the Retail Component of the Project; • \$250,000 (50%) payable prior to issuance of certificate of occupancy for the final building within the Retail Component of the Project.
4.2.b	Contribution towards Public Safety	\$850,000	<ul style="list-style-type: none"> • Payable prior to the issuance of first building permit within Avalon Sudbury.
4.2.c	Contribution to Senior Center	\$100,000	<ul style="list-style-type: none"> • Payable prior to issuance of first building permit for the Project.
4.2.d	Contribution towards Technology for Schools and/or Municipal Buildings	\$850,000	<ul style="list-style-type: none"> • \$425,000 (50%) payable prior to issuance of first building permit for the Age-Restricted Housing Component of the Project; • \$425,000 (50%) payable prior to the first certificate of occupancy for the Age-Restricted Housing Component of the Project.
4.2.e	Contribution towards Design of Future Fire Station	\$80,000	<ul style="list-style-type: none"> • Payable prior to issuance of first building permit within the Project.
4.2.f	Contribution towards Sidewalk from CVS to Nobscot Road	\$15,000	<ul style="list-style-type: none"> • Payable prior to issuance of first building permit within the Project.
4.2.g	Contribution to towards potential comprehensive permit fiscal requirements or other municipal purposes	\$100,000	<ul style="list-style-type: none"> • Payable upon issuance of first building permit for Avalon Sudbury

¹ Capitalized terms not otherwise defined herein shall have the meaning as set forth in the Development Agreement. The payments noted in this exhibit are obligations required of the Developer in addition to and not in lieu of the actual tax revenue generated from the Project and the other non-monetary Developer commitments set forth in the Development Agreement, including those additional commitments made in furtherance of a Future Fire Station (i.e., land contribution, sewer/stormwater rights and ongoing obligation of landscape maintenance) and the Route 20 traffic improvements as described therein.



SUDBURY BOARD OF SELECTMEN

Tuesday, January 10, 2017

9

MISCELLANEOUS (UNTIMED)

9: 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:

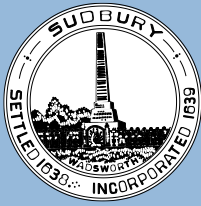
Approximate agenda time requested:

Representative(s) expected to attend meeting:

Review:

Patty Golden	Pending
Melissa Murphy-Rodrigues	Pending
Barbara Saint Andre	Pending
Susan N. Iuliano	Pending
Board of Selectmen	Pending

01/10/2017 7:30 PM



SUDBURY BOARD OF SELECTMEN
Tuesday, January 10, 2017

10

MISCELLANEOUS (UNTIMED)

10: 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:

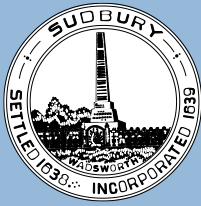
Approximate agenda time requested:

Representative(s) expected to attend meeting:

Review:

Patty Golden	Pending
Melissa Murphy-Rodrigues	Pending
Barbara Saint Andre	Pending
Susan N. Iuliano	Pending
Board of Selectmen	Pending

01/10/2017 7:30 PM



SUDBURY BOARD OF SELECTMEN

Tuesday, January 10, 2017

CONSENT CALENDAR ITEM**11: Reappointment to Historic Districts Commission**REQUESTOR SECTION

Date of request:

Requested by: Patty Golden

Formal Title: Vote to reappoint William S. Andreas, 29 King Philip Road, to the Historic Districts Commission, for a term ending 1/1/22, as recommended by the commission chair, Frederick Taylor.

Recommendations/Suggested Motion/Vote: Vote to reappoint William S. Andreas, 29 King Philip Road, to the Historic Districts Commission, for a term ending 1/1/22, as recommended by the commission chair, Frederick Taylor.

Background Information:
email

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
Susan N. Iuliano	Pending
Board of Selectmen	Pending

01/10/2017 7:30 PM

Golden, Patricia

From: fmrmdm1@gmail.com
Sent: Tuesday, December 27, 2016 11:03 AM
To: Golden, Patricia
Cc: Vert, Lillian; bandreas@rcn.com
Subject: Renewal term for Bill Andreas

Hi Patty,

I'm writing to recommend Bill Andreas for another term as an Historic District Commission member. Thanks you.

Fred Taylor
HDC! Chair

Attachment11.a: HDC reappointment (2155 : Reappointment to Historic Districts Commission)



Historic Districts Commission

Sudbury, MA



Members

Members					
Name	Position	Address	Term	End Date	Appointed By
Frederick E. Taylor	Chairman	38 Cider Mill Rd	5	01/01/2018	Selectmen
William S. Andreas	Member	29 King Philip Rd	5	01/01/2017	Selectmen
Linda G. Hawes	Member	38 King Philip Road	5	01/01/2019	Selectmen
Frank W. Riepe	Member	54 New Bridge Road	5	01/01/2021	Selectmen
Lee F. Swanson	Member	55 Hudson Rd	5	01/01/2020	Selectmen

Historic Districts Commission

Interested in serving on this committee?

[Appointment Application](#)

Mission Statement:

The purpose of the Historic Districts Commission is to preserve and protect buildings, places and other areas of historic or architectural significance. The four [historic districts](#) currently in existence - The Town Center, The Wayside Inn District, the King Philip District and the George Pitts Tavern District - are subject to restrictions and controls under Chapter 40 of the Acts of 1963 administered by the Historic Districts Commission.

These [specific guidelines](#) include exterior architectural and color features of building, landscaping, stone walls, signs, etc., located within an historic district.

The Historic Districts Commission consists of five members who are appointed by the Board of Selectmen:

- 1 registered architect (if none available, a person the Selectmen deem qualified)
- 3 registered voters living in the a Historic District (if possible)
- 1 (of two nominees) by the Historical Commission

Related Departments

Counterpart Committees

[Informational - Historic Articles](#)

[Town Historian](#)

[Historical Commission](#)

Recent News

[Public Hearing-Historic Districts Commission](#) December 19, 2016

[Meeting Dates – 2016 & 2017 Historic Districts Commission](#)
November 10, 2015

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Contact

Email: HistoricDistricts@sudbury.ma.us

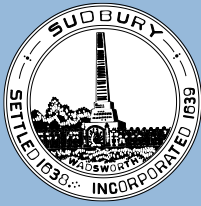
Phone: (978) 639 - 3389

Building: [Flynn Building](#)

278 Old Sudbury Road

Sudbury, MA 01776





SUDBURY BOARD OF SELECTMEN

Tuesday, January 10, 2017

CONSENT CALENDAR ITEM**12: Resignation acceptance**REQUESTOR SECTION

Date of request:

Requestor: Elizabeth Rust, RHSO office

Formal Title: Vote to accept the resignation of Bo Wang, 5 Tavern Circle, as a member of the Sudbury Housing Trust, and to send a letter of thanks for her service to the Town.

Recommendations/Suggested Motion/Vote: Vote to accept the resignation of Bo Wang, 5 Tavern Circle, as a member of the Sudbury Housing Trust, and to send a letter of thanks for her service to the Town.

Background Information:

Email

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
Susan N. Iuliano	Pending
Board of Selectmen	Pending

01/10/2017 7:30 PM

Golden, Patricia

From: Elizabeth Rust <liz@rhsousing.org>
Sent: Tuesday, January 03, 2017 4:53 PM
To: Golden, Patricia
Cc: Lydia Pastuszek
Subject: FW: Sudbury Housing Trust

Patty,

Please accept this email as the resignation of Bo Wang from the Sudbury Housing Trust, effective immediately.

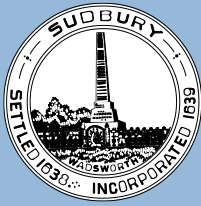
Elizabeth Rust
 Regional Housing Services Office
 141 Keyes Road
 Concord MA 01742
 Email: Liz@RHSOhousing.org
 Tel: (978) 287-1090

From: BO WANG [mailto:bowang01545@gmail.com]
Sent: Wednesday, December 28, 2016 10:38 PM
To: Elizabeth Rust <liz@rhsousing.org>
Subject: Re: Sudbury Housing Trust

Dear Ms. Elizabeth,
 Happy New Year!

I recieved your email, and I thought I already resigned the volunteer, so, I didnt give you the message. Sorry!
 It is the time for me tosay to quit the volunteer. Sorry again!
 Thank you for your help when I was in the housing trust!
 Bo

Attachment12.a: WangResignation_SHT (2160 : Resignation acceptance)



CONSENT CALENDAR ITEM

13: Minutes approval

REQUESTOR SECTION

Date of request:

Requested by: Patty Golden

Formal Title: Vote to approve the regular session minutes of 12/20/16.

Recommendations/Suggested Motion/Vote: Vote to approve the regular session minutes of 12/20/16.

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
Susan N. Iuliano	Pending
Board of Selectmen	Pending

01/10/2017 7:30 PM