

SUDBURY BOARD OF SELECTMEN  
TUESDAY AUGUST 14, 2018  
6:50 PM, TOWN HALL - LOWER LEVEL

Item #	Time	Action	Item
	6:50 PM		CALL TO ORDER
<b>EXECUTIVE SESSION</b>			
1.		<i>VOTE</i>	Vote to immediately enter Executive Session to discuss strategy with respect to collective bargaining if an open meeting may have a detrimental effect on the bargaining position of the public body (DPW and Patrolmen) and the chair so declares pursuant to General Laws chapter 30a §21(a)(exception 3).
2.		<i>VOTE</i>	Vote to close Executive Session and resume Open Session.
			Opening remarks by Chairman
			Reports from Town Manager
			Reports from Selectmen
			Citizen's comments on items not on agenda
<b>PUBLIC HEARING</b>			
3.	7:15 PM	<i>VOTE / SIGN</i>	As the Local Licensing Authority, vote on whether to approve the application of Macky Brown Enterprises, LLC, d/b/a Max and Leo's Artisan Pizza, 470 North Rd., Sudbury, for a Restaurant License for the Sale of All Alcoholic Beverages, under G. L. Ch. 138, s.12, Maximilian Candidus, Manager.
<b>TIMED ITEMS</b>			
4.	7:30 PM		Public Forum on Melone Submissions
<b>MISCELLANEOUS</b>			
5.	8:15 PM		Discussion on Melone submissions
6.		<i>VOTE</i>	(1) Discussion and vote on whether to approve the Memorandum of Agreement (MOA) between the Town of Sudbury and the Sudbury Laborers' Public Employees Local #1156, and ratify the vote taken in Executive Session between the Town of Sudbury and the Laborer's Union. (2) Also, discussion and vote on whether to approve the Memorandum of Agreement (MOA) between the Town

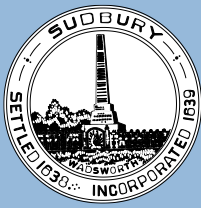
*These agenda items are those reasonably anticipated by the Chair which may be discussed at the meeting. Not all items listed may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law.*

<b>Item #</b>	<b>Time</b>	<b>Action</b>	<b>Item</b>
			of Sudbury and the Sudbury Police Union, MCOP Local 370,, and ratify the vote taken in Executive Session between the Town of Sudbury and the Police Union.
7.			Discussion on Sewer. Dan Nason, DPW Director, to attend.
8.			Review draft Summer 2018 Board of Selectmen Newsletter and approve for distribution.
9.		<i>VOTE</i>	Discussion and potential vote on date for fall Town Meeting - October 15, 2018. Also announce the warrant is open.
10.		<i>VOTE / SIGN</i>	Vote to sign the state Election Warrant which must be posted by 8/30/18.
11.			Discussion on potential software for projects review dashboard as requested by Selectman Carty.
12.		<i>VOTE</i>	Vote whether to authorize the Town Manager to send a letter of response to Citizens' Housing and Planning Association (CHAPA) with notification that the Town of Sudbury chooses not to exercise its Right of First Refusal regarding the Chapter 40B affordable unit located at 725 Boston Post Road, #15 at the Carriage Lane Townhomes.
13.		<i>VOTE</i>	Discussion and vote Selectmen's liaison assignments and committee membership for 2018-2019.
14.			Discussion on Selectmen's Office Hours
15.			Citizen's Comments (cont.)
16.			Discuss upcoming agenda items.
<b>CONSENT CALENDAR</b>			
17.		<i>VOTE</i>	Vote whether to accept the following expenditure limits for the Town Trust Funds for Fiscal Year 2019: Goodnow Library \$25,000; Rhodes Memorial \$600; Lydia Raymond \$100; Forrest Bradshaw \$100; Cheri-Anne Cavanaugh \$2,000; Raymond Scholarship \$900; Discretionary \$3,000; Sept. 11 Memorial \$2,500; Perpetual Care \$40,000, for a total of \$74,200, as requested by Dennis Keohane, Finance Director.
18.		<i>VOTE</i>	Discussion and vote whether to approve the request to expand a restriction for traffic entering Meadow Drive from Old Lancaster Road from 3:30 PM to 4:30 PM to an extended time of 3:30 PM to 6:00 PM, as requested by Police Chief Scott Nix.
19.		<i>VOTE</i>	Discussion and vote whether to approve a request to install a stop sign on Basswood Avenue at the intersection of Great Lake Drive for westerly traffic, as requested by Police Chief Scott Nix.
20.		<i>VOTE</i>	Vote to appoint Election Officers for a one-year term, commencing August 15, 2018 and ending August 14, 2019, as recommended by the Democratic and Republican Town Committee Chairmen and the Town Clerk. (Selectman Simon is requested to abstain from voting on the appointment of Gail-Ann Simon.)

*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.*

<b>Item #</b>	<b>Time</b>	<b>Action</b>	<b>Item</b>
21.		<i>VOTE</i>	Vote to appoint the following individuals to the Budget Strategies Task Force for terms expiring 6/30/19: Jean Nam (for Finance Committee); Dan Carty (for Selectmen); Lisa Kouchakdjian and Sylvia Nersessian (for SPS); Carole Kasper (for LS) with Kevin Matthews as an alternate; and Brad Crozier (SPS Superintendent). Also reappoint Patricia Brown, Susan Berry, Radha Gargeya, Melissa Murphy-Rodrigues, and Bella Wong for terms expiring 6/30/19.
22.		<i>VOTE</i>	Vote to approve the Town Manager appointment of Susan N. Iuliano, 22 Jason Drive, to the Commission on Disability, for a term expiring 5/30/21.
23.		<i>VOTE</i>	Vote to approve the regular session minutes of 6/19/18 and 7/10/18.
24.		<i>VOTE</i>	Vote to grant a special permit to Myke Farricker, Committee Co-Chair, to hold a "Ride to Defeat ALS" bike ride on Sunday, September 23, 2018, from 7:00 a.m. through approximately 2:00 p.m., following the same route as in previous years, subject to Police Dept. safety requirements, proof of insurance coverage and the assurance that any litter will be removed at the race's conclusion.
25.		<i>VOTE</i>	Vote to accept, on behalf of the Town, donations totaling \$1,350 from Main Street Bank, Zinger, Middlesex Bank, and FLR Family Capital, to the Program Contributions and Donations Account (191448/483100) to support the Park and Recreation Summer Concert Series, as requested by Kayla Wright, Director of Parks, Recreation & Aquatics, in a memo dated 7/24/18.
26.		<i>VOTE</i>	Vote to grant a special permit to Ronald Nix, Vice-President, St. Anselm Conference of the Society of St. Vincent de Paul, to hold a "Walk for the Poor" on Sunday, September 30, 2018, from 11:00 a.m. through approximately 2:00 p.m., subject to Police Department safety requirements, proof of insurance coverage and the assurance that any litter will be removed at the race's conclusion.
27.		<i>VOTE</i>	Vote to approve and signify such approval of a Conservation Restriction granted under M.G.L. c.40 §8C by Navneet Virk, Trustee of the Kotia Tikka Trust, on land located at 87 Cudworth Lane, Sudbury, and containing 3.62 a. +/- pf a 5.39 a. parcel, shown as "Proposed Conservation Restriction" on a plan of land entitled "Plan of Land in Sudbury, MA", dated February 11, 2016, by Thomas Dipersio, Jr. & Associates, Inc.

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SUDBURY BOARD OF SELECTMEN

Tuesday, August 14, 2018

**EXECUTIVE SESSION**

**1: Open in E.S. to discuss collective bargaining**

REQUESTOR SECTION

Date of request:

Requested by: Patty Golden

Formal Title: Vote to immediately enter Executive Session to discuss strategy with respect to collective bargaining if an open meeting may have a detrimental effect on the bargaining position of the public body (DPW and Patrolmen) and the chair so declares pursuant to General Laws chapter 30a §21(a)(exception 3).

Recommendations/Suggested Motion/Vote: Vote to immediately enter Executive Session to discuss strategy with respect to collective bargaining if an open meeting may have a detrimental effect on the bargaining position of the public body (DPW and Patrolmen) and the chair so declares pursuant to General Laws chapter 30a §21(a)(exception 3).

Background Information:

Financial impact expected:n/a

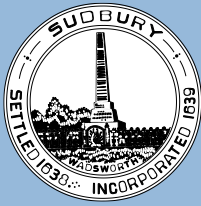
Approximate agenda time requested: 10 minutes

Representative(s) expected to attend meeting:

Review:

Patty Golden	Pending
Melissa Murphy-Rodrigues	Pending
Jonathan Silverstein	Pending
Robert C. Haarde	Pending
Board of Selectmen	Pending

08/14/2018 6:50 PM



SUDBURY BOARD OF SELECTMEN  
Tuesday, August 14, 2018

**EXECUTIVE SESSION**

**2: Close E.S.**

REQUESTOR SECTION

Date of request:

Requested by: Patty Golden

Formal Title: Vote to close Executive Session and resume Open Session.

Recommendations/Suggested Motion/Vote: Vote to close Executive Session and resume Open Session.

Background Information:

Financial impact expected:

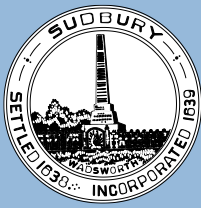
Approximate agenda time requested:

Representative(s) expected to attend meeting:

Review:

Patty Golden	Pending
Melissa Murphy-Rodrigues	Pending
Jonathan Silverstein	Pending
Robert C. Haarde	Pending
Board of Selectmen	Pending

08/14/2018 6:50 PM



SUDBURY BOARD OF SELECTMEN  
Tuesday, August 14, 2018

**PUBLIC HEARING**

**3: Max and Leos's All Alcohol Restaurant License**

REQUESTOR SECTION

Date of request:

Requestor: Macky Brown Enterprises, LLC. d/b/a Max and Leo's Artisan Pizza

Formal Title: As the Local Licensing Authority, vote on whether to approve the application of Macky Brown Enterprises, LLC, d/b/a Max and Leo’s Artisan Pizza, 470 North Rd., Sudbury, for a Restaurant License for the Sale of All Alcoholic Beverages, under G. L. Ch. 138, s.12, Maximilian Candidus, Manager.

Recommendations/Suggested Motion/Vote: As the Local Licensing Authority, vote on whether to approve the application of Macky Brown Enterprises, LLC, d/b/a Max and Leo’s Artisan Pizza, 470 North Rd., Sudbury, for a Restaurant License for the Sale of All Alcoholic Beverages, under G. L. Ch. 138, s.12, Maximilian Candidus, Manager. The premises proposed to be licensed (i.e., 470 North Road) will be a one story, 2,709 square foot restaurant.

Background Information:

Please see application and license quotas attached. Additional supporting documents available at the Selectmen's office upon request.

Financial impact expected:\$3700 License & Application Fees

Approximate agenda time requested: 15 minutes

Representative(s) expected to attend meeting: Maximilian and Pantaleon Candidus, Max and Leo's Owners; Robert Dionisi, Attorney

Review:

Patty Golden	Pending
Melissa Murphy-Rodrigues	Pending
Jonathan Silverstein	Pending
Robert C. Haarde	Pending
Board of Selectmen	Pending

08/14/2018 6:50 PM



The Commonwealth of Massachusetts

Alcoholic Beverages Control Commission

239 Causeway Street

Boston, MA 02114

www.mass.gov/abcc

RECEIVED  
BOARD OF SELECTMEN  
SUDBURY, MA

APPLICATION FOR A RETAIL ALCOHOLIC BEVERAGES LICENSE 2018 APR 18 PM 1:30

Please complete this entire application, leaving no fields blank. If field does not apply to your situation, please write N/A.

**1. NAME OF PROPOSED LICENSEE** (Business Contact)

Macky Brown Enterprises, LLC

This is the corporation or LLC which will hold the license, **not** the individual submitting this application. If you are applying for this license as a sole proprietor, not an LLC, corporation or other legal entity, you may enter your personal name here.

**2. RETAIL APPLICATION INFORMATION**

There are two ways to obtain an alcoholic beverages license in the Commonwealth of Massachusetts, either by obtaining an existing license through a transfer or by applying for a new license.

Are you applying for a new license  New  Transfer or the transfer of an existing license?

If transferring, please indicate the current ABCC license number you are seeking to obtain:

N/A

If applying for a new license, are you applying for this license pursuant to special legislation?

Yes  No

Chapter

N/S

Acts of

N/A

If transferring, by what method is the license being transferred?

**3. LICENSE INFORMATION / QUOTA CHECK**

City/Town

Sudbury

On/Off-Premises

On-Premises

TYPE

§12 Restaurant

CATEGORY

All Alcoholic Beverages

CLASS

Annual

**4. APPLICATION CONTACT**

The application contact is required and is the person who will be contacted with any questions regarding this application.

First Name:

Max

Middle: G

Last Name:

Candidus

Title:

Owner

Primary Phone:

Email:

**5. OWNERSHIP** Please list all individuals or entities with a direct or indirect, beneficial or financial interest in this license.

An individual or entity has a direct beneficial interest in a license when the individual or entity owns or controls any part of the license. For example, if John Smith owns Smith LLC, a licensee, John Smith has a direct beneficial interest in the license.

An individual or entity has an indirect beneficial interest if the individual or entity has 1) any ownership interest in the license through an intermediary, no matter how removed from direct ownership, 2) any form of control over part of a license no matter how attenuated, or 3) otherwise benefits in any way from the license's operation. For Example, Jane Doe owns Doe Holding Company Inc., which is a shareholder of Doe LLC, the license holder. Jane Doe has an indirect interest in the license.

A. All individuals listed below are required to complete a Beneficial Interest Contact - Individual form.

B. All entities listed below are required to complete a Beneficial Interest Contact - Organization form.

C. Any individual with any ownership in this license and/or the proposed manager of record must complete a CORI Release Form.

Name	Title / Position	% Owned	Other Beneficial Interest
Maximilian Candidus	LLC Manager	40	Macky Brown Ent. LLC
Pantaleon Candidus	LLC Manager	40	Macky Brown Ent. LLC

For additional space, please use next page

1

Attachment3.a: Max and Leos\_New AA Restaurant\_BOS (2882 : Max and Leos's All Alcohol Restaurant License)

## APPLICATION FOR A NEW RETAIL ALCOHOLIC BEVERAGES LICENSE

**5. OWNERSHIP** (continued)

Name	Title / Position	% Owned	Other Beneficial Interest
Brig Currie	Revenue Sharing	10	
Heather Simpson	Revenue Sharing	10	

**6. PREMISES INFORMATION**

Please enter the address where the alcoholic beverages are sold.

**Premises Address**

Street Number:  Street Name:  Unit:

City/Town:  State:  Zip Code:

Country:

**Description of Premises**

Please provide a complete description of the premises, including the number of floors, number of rooms on each floor, any outdoor areas to be included in the licensed area, and total square footage.

Floor Number	Square Footage	Number of Rooms	Patio/Deck/Outdoor Area Total Square Footage
1	1728	4	<input type="text" value="0"/>
2	1619	4	<input type="text" value="2,719"/>
			<input type="text" value="1"/>
			<input type="text" value="3"/>
			<input type="text" value="60"/>
			<input type="text" value="95"/>

**Occupancy of Premises**

Please complete all fields in this section. Documentation showing proof of legal occupancy of the premises is required.

Please indicate by what right the applicant has to occupy the premises  Landlord Name

Lease Beginning Term  Landlord Phone

Lease Ending Term  Landlord Address

Rent per Month

Rent per Year

If leasing or renting the premises, a signed copy of the lease is required.

If the lease is contingent on the approval of this license, and a signed lease is not available, a copy of the unsigned lease and a letter of intent to lease, signed by the applicant and the landlord, is required.

Please indicate if the terms of the lease include payments based on the sale of alcohol:  Yes  No



**APPLICATION FOR A NEW RETAIL ALCOHOLIC BEVERAGES LICENSE**

**7. BUSINESS CONTACT**

The Business Contact is the proposed licensee. If you are applying as a Sole Proprietor (the license will be held by an individual, not a business), you should use your own name as the entity name.

\* Please see last page of application for required documents based on Legal Structure \*

Entity Name: Macky Brown Enterprises, LLC FEIN: [REDACTED]

DBA: Max and Leo's Artisan Pizza Fax Number: N/A

Primary Phone: [REDACTED] Email: [REDACTED]

Alternative Phone: [REDACTED] Legal Structure of Entity: LLC

**Business Address (Corporate Headquarters)**  Check here if your Business Address is the same as your Premises Address

Street Number: 325 Street Name: Washington Street

City/Town: Newton State: MA

Zip Code: 02458 Country: USA

**Mailing Address**  Check here if your Mailing Address is the same as your Premises Address

Street Number: 470 Street Name: North Road

City/Town: Sudbury State: MA

Zip Code: 01776 Country: USA

Is the Entity a Massachusetts Corporation?  Yes  No

If no, is the Entity registered to do business in Massachusetts?  Yes  No

If no, state of incorporation [REDACTED]

**Other Beneficial Interest**

Does the proposed licensee have a beneficial interest in any other Massachusetts Alcoholic Beverages Licenses?  Yes  No *If yes, please complete the following table.*

Name of License	Type of License	License Number	Premises Address
Wine & Malt Bev On Premise	\$12 On Premises	00184	325 Washington St Newton, MA 02458

**Prior Disciplinary Action:**

Has any alcoholic beverages license owned by the proposed licensee ever been disciplined for an alcohol related violation?

Date of Action	Name of License	State	City	Reason for suspension, revocation or cancellation
N/A				

Attachment3.a: Max and Leos\_ New AA Restaurant\_BOS (2882 : Max and Leos's All Alcohol Restaurant License)

APPLICATION FOR A NEW RETAIL ALCOHOLIC BEVERAGES LICENSE

**8. MANAGER CONTACT**

The Manager Contact is required and is the individual who will have day-to-day, operational control over the liquor license.

Salutation  First Name  Middle Name  Last Name  Suffix

Primary Phone:  Email:   
 Mobile Phone:  Place of Employment   
 Alternative Phone:  Fax Number

**Citizenship / Residency / Background Information of Proposed Manager**

Are you a U.S. Citizen?  Yes  No  
 Do you have direct, indirect, or financial interest in this license?  Yes  No  
 Have you ever been convicted of a state, federal, or military crime?  Yes  No  
 If yes, attach an affidavit that lists your convictions with an explanation for each  
 If yes, percentage of interest   
 Have you ever been Manager of Record of a license to sell alcoholic beverages?  Yes  No  
 If yes, please indicate type of Interest (check all that apply):  
 Officer  Sole Proprietor  
 Stockholder  LLC Manager  
 LLC Member  Director  
 Partner  Landlord  
 Contractual  Revenue Sharing  
 Management Agreement  Other  
 If yes, please list the licenses for which you are the current or proposed manager:

Please indicate how many hours per week you intend to be on the licensed premises

**Employment Information of Proposed Manager**

Please provide your employment history for the *past 10 years*

Date(s)	Position	Employer	Address	Phone
2011-present	Owner	Macky Brown Ent, LLC	325 Washington St Newton MA	<input type="text"/>
2001-2014	Owner	102 Autobrokers of Hudson	628 Derry St. Hudson NH	<input type="text"/>

**Prior Disciplinary Action of Proposed Manager**

Have you ever been involved directly or indirectly in an alcoholic beverages license that was subject to disciplinary action? If yes, please complete the following:

Date of Action	Name of License	State	City	Reason for suspension, revocation or cancellation
N/A				

## APPLICATION FOR A NEW RETAIL ALCOHOLIC BEVERAGES LICENSE

**9. FINANCIAL INFORMATION**

Please provide information about associated costs of this license.

**Associated Costs**

A. Purchase Price for Building/Land	468,500
B. Purchase Price for any Business Assets	130,000
C. Costs of Renovations/Construction	250,000
D. Purchase Price of Inventory	20,000
E. Initial Start-Up Costs	5,000
F. Other (Please specify)	
G. Total Cost (Add lines A-F)	873,500

Please note, the total amount of **Cash Investment** (top right table) plus the total amount of **Financing** (bottom right table) must be equal to or greater than the **Total Cost** (line G above).

Please provide information about the sources of cash and/or financing for this transaction

**Source of Cash Investment**

Name of Contributor	Amount of Contribution
Macky Brown Ent. LLC	200,000
Brig Currie	100,000
Heather Simpson	100,000
Total:	400,000

**Source of Financing**

Name of Lender	Amount	Does the lender hold an interest in any MA alcoholic beverages licenses?	If yes, please provide ABCC license number of lender
Village Bank	305,000	no	
Kingswood Leasing	250,000	no	
Total:	555,000		

**10. PLEDGE INFORMATION**

Are you seeking approval for a pledge?  Yes  No

Please indicate what you are seeking to pledge (check all that apply)

License  Stock / Beneficial Interest  Inventory

To whom is the pledge is being made: N/A

Does the lender have a beneficial interest in this license?  Yes  No

Does the lease require a pledge of this license?  Yes  No

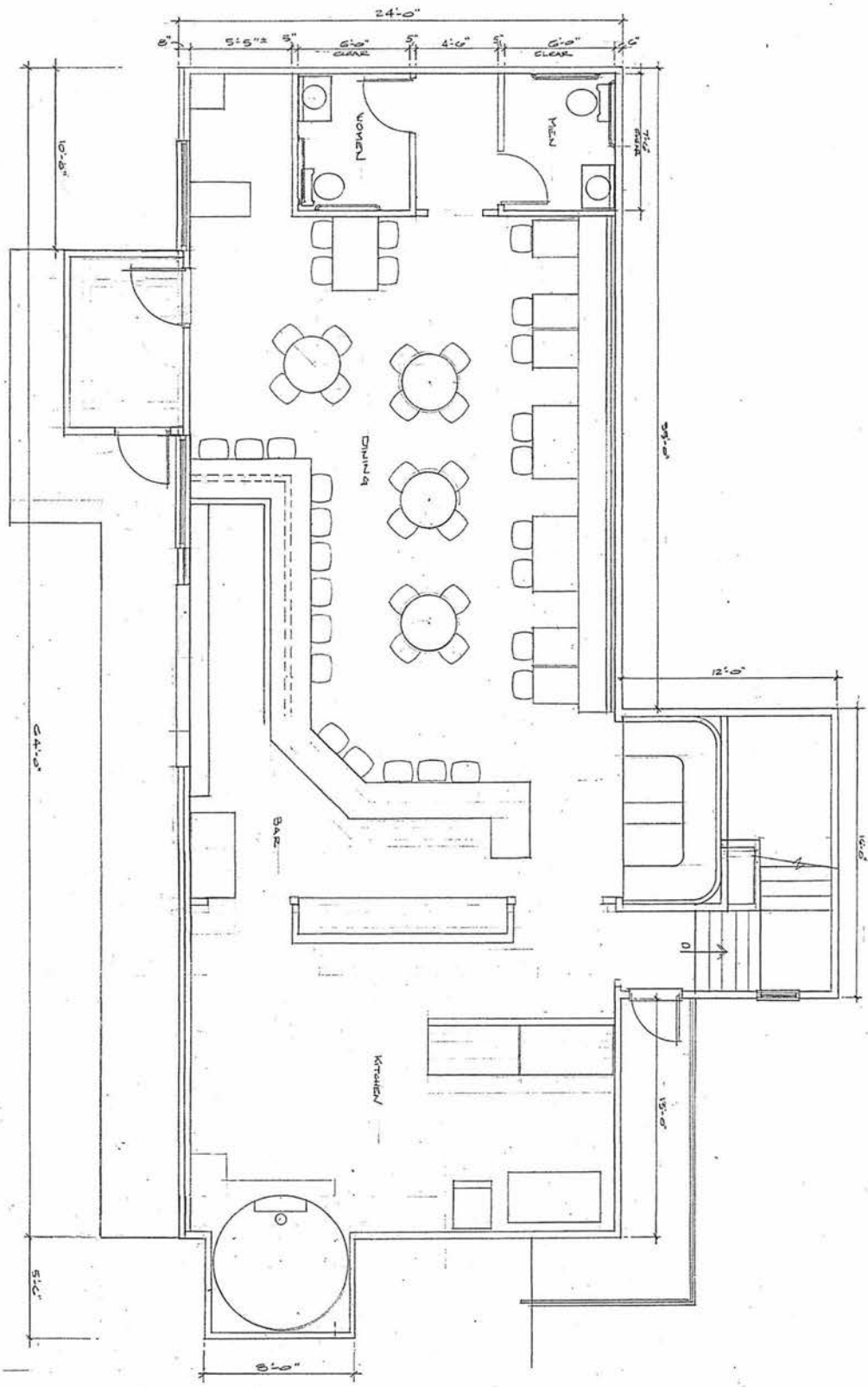
**ADDITIONAL SPACE**

The following space is for any additional information you wish to supply or to clarify an answer you supplied in the application.

If referencing the application, please be sure to include the number of the question to which you are referring.

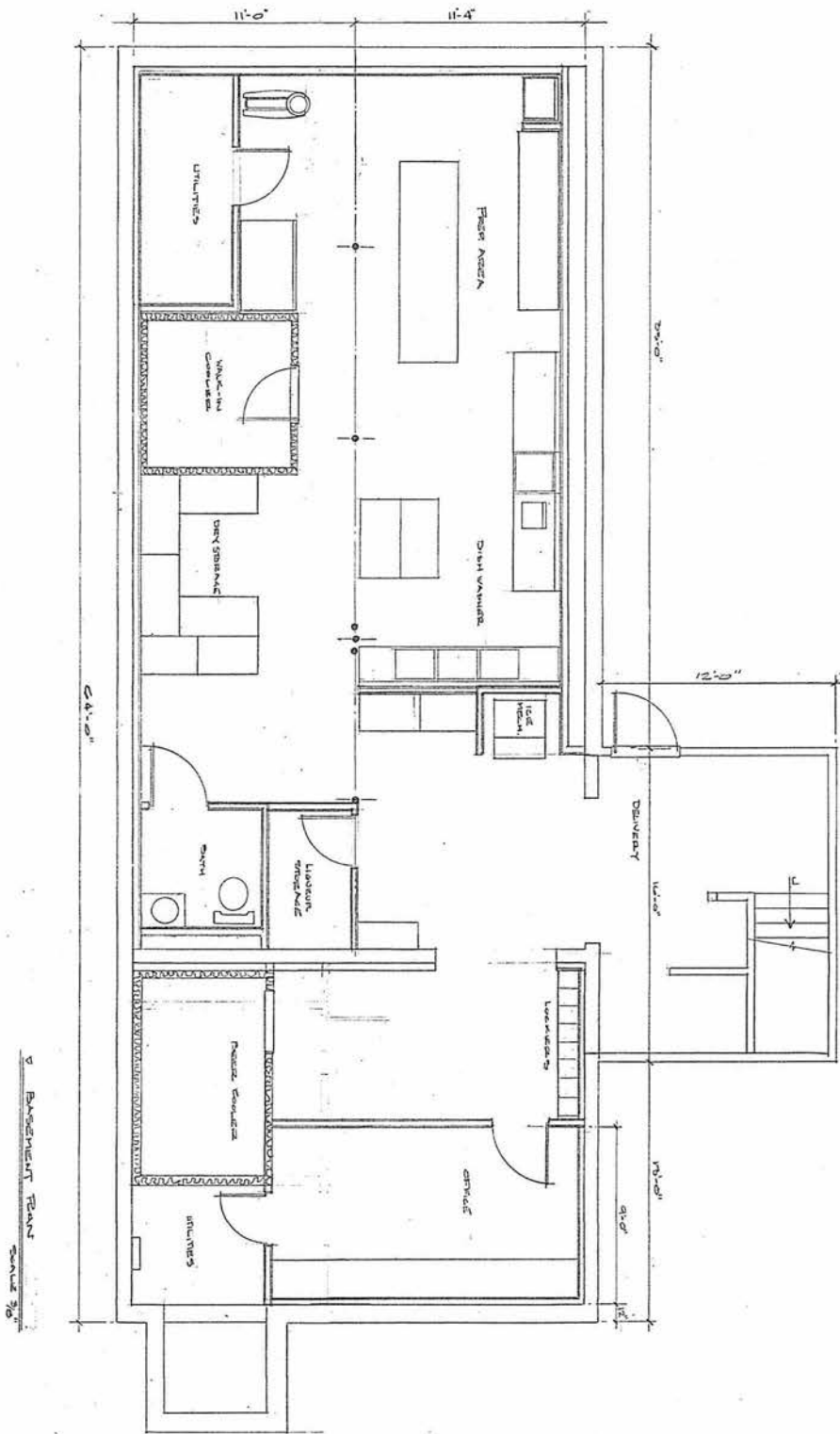
N/A

Attachment3.a: Max and Leos\_New AA Restaurant\_BOS (2882 : Max and Leos's All Alcohol Restaurant License)




$64 \times 24 = 1536$   
 $12 \times 16 = 192$   
 $\hline 1728 \text{ total}$

DRAWING # A-1	DATE EXPIRES 7-1-15	SCALE 3/8" = 1'-0"	OWNER'S TITLE East Road Road	PROJECT NAME TASC ARCHITECTURAL * INTERIOR DESIGN 65 JAMES STREET WORCESTER, MA 01608 TEL: 1-800-769-6770 EMAIL: dea.tasc@gmail.com
	DATE EXPIRES 7-1-15	SCALE 3/8" = 1'-0"	OWNER'S TITLE East Road Road	PROJECT NAME TASC ARCHITECTURAL * INTERIOR DESIGN 65 JAMES STREET WORCESTER, MA 01608 TEL: 1-800-769-6770 EMAIL: dea.tasc@gmail.com
<p><b>REVISIONS</b></p> <p>528 ETL Diana 4/24/15 Kirk 4/25/15 Dm 4/28/15</p>				
<p><b>DOCUMENT CONTAINS:</b></p> <p>1. GENERAL NOTES</p> <p>2. FLOOR PLAN</p> <p>3. SECTION</p> <p>4. ELEVATION</p> <p>5. SCHEDULE</p> <p>6. FINISH SCHEDULE</p> <p>7. SPECIFICATIONS</p> <p>8. CONTRACT DOCUMENTS</p>				



$223 \times 64 = 14272$   
 $12 \times 16 = 192$   
 $\hline 16192$

<p><b>TASC</b>  <b>ARCHITECTURAL INTERIOR DESIGN</b>          85 JAMES STREET          WORCESTER, MA 01608          TEL: 1-508-769-6770 EMAIL: <a href="mailto:des.tasc@gmail.com">des.tasc@gmail.com</a></p>	
<p>MAX &amp; LEOS          410 NORTH BLDG.          SUDBURY, MA          01874          508.548.4284          508.548.4284</p>	
<p><b>REVISIONS</b></p>	
<p><b>DOCUMENT OWNER'S</b></p>	
<p><b>GROUP</b></p>	
<p><b>DRAWING</b></p>	
<p><b>DRAWING TITLE</b></p>	
<p><b>DATE DRAWN</b></p>	
<p><b>SCALE</b></p>	
<p><b>DRAWING #</b></p>	

**APPLICANT'S STATEMENT**

I, **Maximilian Candidus** the:  sole proprietor;  partner;  corporate principal;  LLC/LLP member  
Authorized Signatory

of **Macky Brown Enterprises, LLC**, hereby submit this application for **Retail Alcohol Beverage License**  
Name of the Entity/Corporation Transaction(s) you are applying for

(hereinafter the "Application"), to the local licensing authority (the "LLA") and the Alcoholic Beverages Control Commission (the "ABCC" and together with the LLA collectively the "Licensing Authorities") for approval.

I do hereby declare under the pains and penalties of perjury that I have personal knowledge of the information submitted in the Application, and as such affirm that all statement and representations therein are true to the best of my knowledge and belief I further submit the following to be true and accurate:

- (1) I understand that each representation in this Application is material to the Licensing Authorities' decision on the Application and that the Licensing Authorities will rely on each and every answer in the Application and accompanying documents in reaching its decision;
- (2) I state that the location and description of the proposed licensed premises does not violate any requirement of the ABCC or other state law or local ordinances;
- (3) I understand that while the Application is pending, I must notify the Licensing Authorities of any change in the information submitted therein. I understand that failure to give such notice to the Licensing Authorities may result in disapproval of the Application;
- (4) I understand that upon approval of the Application, I must notify the Licensing Authorities of any change in the Application information as approved by the Licensing Authorities. I understand that failure to give such notice to the Licensing Authorities may result in sanctions including revocation of any license for which this Application is submitted;
- (5) I understand that the licensee will be bound by the statements and representations made in the Application, including, but not limited to the identity of persons with an ownership or financial interest in the license;
- (6) I understand that all statements and representations made become conditions of the license;
- (7) I understand that any physical alterations to or changes to the size of, the area used for the sale, delivery, storage, or consumption of alcoholic beverages, must be reported to the Licensing Authorities and may require the prior approval of the Licensing Authorities;
- (8) I understand that the licensee's failure to operate the licensed premises in accordance with the statements and representations made in the Application may result in sanctions, including the revocation of any license for which the Application was submitted; and
- (9) I understand that any false statement or misrepresentation will constitute cause for disapproval of the Application or sanctions including revocation of any license for which this Application is submitted.

Signature: **Max Candidus** Digitally signed by Max Candidus  
Date: 2018.07.06 09:08:06 -04'00'

Date: **7/6/09**

Title: **MANAGER**

Attachment3.a: Max and Leos\_New AA Restaurant\_BOS (2882 : Max and Leos's All Alcohol Restaurant License)



# Corporations Division

## Business Entity Summary

ID Number: 001046429

[Request certificate](#)

[New search](#)

Summary for: MACKY BROWN ENTERPRISES, LLC

**The exact name of the Domestic Limited Liability Company (LLC):** MACKY BROWN ENTERPRISES, LLC

**Entity type:** Domestic Limited Liability Company (LLC)

**Identification Number:** 001046429

**Date of Organization in Massachusetts:**  
02-14-2011

**Last date certain:**

**The location or address where the records are maintained** (A PO box is not a valid location or address):

Address: 325 WASHINGTON ST  
City or town, State, Zip code, NEWTON, MA 02458 USA  
Country:

**The name and address of the Resident Agent:**

Name: MAXIMILIAN CANDIDUS  
Address: 20 INDIAN ROCK ROAD  
City or town, State, Zip code, WAYLAND, MA 01778 USA  
Country:

**The name and business address of each Manager:**

Title	Individual name	Address
MANAGER	MAXIMILIAN CANDIDUS	325 WASHINGTON STREET NEWTON, MA 02458 USA

**In addition to the manager(s), the name and business address of the person(s) authorized to execute documents to be filed with the Corporations Division:**

Title	Individual name	Address
SOC SIGNATORY	MAXIMILIAN CANDIDUS	325 WASHINGTON ST NEWTON, MA 02458 USA

**The name and business address of the person(s) authorized to execute, acknowledge, deliver, and record any recordable instrument purporting to affect an interest in real property:**

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Attachment3.a: Max and Leos\_New AA Restaurant\_BOS (2882 : Max and Leos's All Alcohol Restaurant License)



Title	Individual name	Address
REAL PROPERTY	MAXIMILIAN CANDIDUS	109 HIGHLAND AVENUE NEEDHAM, MA 02494 USA
<input type="checkbox"/> Consent <input type="checkbox"/> Confidential Data <input type="checkbox"/> Merger Allowed <input type="checkbox"/> Manufacturing		
<b>View filings for this business entity:</b>		
<div style="border: 1px solid black; padding: 5px;">           ALL FILINGS            Annual Report            Annual Report - Professional            Articles of Entity Conversion            Certificate of Amendment            Certificate of Cancellation         </div>		
<a href="#">View filings</a>		
<b>Comments or notes associated with this business entity:</b>		

[New search](#)

Attachment3.a: Max and Leos\_New AA Restaurant\_BOS (2882 : Max and Leos's All Alcohol Restaurant License)

## Max and Leos – New All Alcohol Restaurant License Department Feedback

### Board of Health Approval

From: Murphy, Bill  
Sent: Friday, July 20, 2018 12:51 PM  
Subject: RE: All Alcohol License: Max and Leo's Artisan Pizza

The Board of Health has **NO ISSUES** with this application.

William C. Murphy, MS,RS,CHO  
Director of Public Health  
Sudbury Health Department

---

### Building Department Approval

From: Herweck, Mark  
Sent: Monday, July 23, 2018 7:33 AM  
Subject: RE: All Alcohol License: Max and Leo's Artisan Pizza

Hi Leila; The Building has **NO ISSUES** with Max and Leo's . They are under construction.

Thank you.

---

### DPW Approval

From: Nason, Dan  
Sent: Friday, July 20, 2018 12:25 PM  
Subject: RE: All Alcohol License: Max and Leo's Artisan Pizza

The DPW has **NO ISSUES** with this application.

Regards,  
Dan

---

### Fire Department Approval

From: Whalen, John  
Sent: Monday, July 23, 2018 9:38 AM  
Subject: RE: All Alcohol License: Max and Leo's Artisan Pizza

Hello Leila,

The Fire Department has **NO ISSUES** with this application.

Thank you  
John M. Whalen  
Fire Chief, Sudbury Fire Dept.

---

**Police Department Approval**

From: Nix, Scott

Sent: Sunday, July 22, 2018 5:06 PM

Subject: RE: All Alcohol License: Max and Leo's Artisan Pizza

Leila,

The Police Department **DOES NOT HAVE AN ISSUE** with the application. Thank you.

Respectfully,

Scott Nix

Chief of Police

---

**Town Counsel Review**

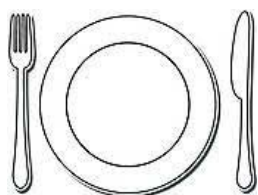
Brian Riley, Esq. of KP Law confirmed via email on 7/25/18 that the application looks to be in proper form.

# Town of Sudbury Alcohol License Quota & Availability

## ALCOHOL LICENSEES

### RESTAURANT/CLUB

M.G.L. C.138 § 12



#### All Alcohol

Acapulcos  
 American Legion Post #191  
 Bosse Sports & Health Club  
 Bullfinch's  
 Conrad's  
 Da Vinci Bistro  
 El Basha  
 Fugakyu Café  
 Lavender Asian Cuisine  
 Longfellow's Wayside Inn  
 Lotus Blossom  
 Max and Leo's **PENDING**  
 Oak Barrel Tavern  
 Paani **PENDING**  
 Positano **PENDING**  
 Soul of India  
 Victory Cigar Bar

**1- Available**

#### Wine & Malt

Chili Basil  
 Franco's Trattoria  
 Oishii Too Sushi Bar  
 Rossini's

**1- Available\* PENDING**

\*Currently held by Paani.

### PACKAGE STORE

M.G.L. C.138 § 15



#### All Alcohol

Danny's  
 Duck Soup  
 Stony Brook  
 Sudbury Wines, Spirits

**None Available**

#### Wine & Malt

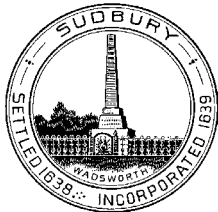
Sperry's Wine  
 Sudbury Craft Beer  
 Sudbury Farms

**1- Available**

**2- Available**

<b>Quota:</b>	18	5	4	5
<b>Total Issued:</b>	17	5	4	3
<b>Available:</b>	1	1	0	2

Attachment3.c: Alcohol License Quotas\_7.30.18 (2882 : Max and Leo's All Alcohol Restaurant License)



## TOWN OF SUDBURY

*Office of Selectmen*  
*www.sudbury.ma.us*

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

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

### LEGAL NOTICE TOWN OF SUDBURY

The Board of Selectmen, acting as the Licensing Authority of the Town of Sudbury, will hold a Public Hearing on Tuesday, August 14, 2018, at 7:15 p.m. in the Town Hall, 322 Concord Road, Sudbury, MA on the following application:

Application of Macky Brown Enterprises, LLC, d/b/a Max and Leo's Artisan Pizza, 470 North Rd., Sudbury, for a Restaurant License for the Sale of All Alcoholic Beverages, under G. L. Ch. 138, s.12, Maximilian Candidus, Manager. The premises proposed to be licensed (i.e., 470 North Road) will be a one story, 2,709 square foot restaurant.

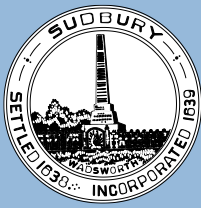
### BOARD OF SELECTMEN

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For publication: *Sudbury Town Crier* August 2, 2018

Date: July 25, 2018

cc: Applicants  
 Building Department  
 Fire Department  
 Board of Health  
 Police Department



SUDBURY BOARD OF SELECTMEN  
Tuesday, August 14, 2018

**TIMED ITEM**

**4: Public Forum on Melone Submissions**

REQUESTOR SECTION

Date of request:

Requested by: Patty Golden

Formal Title: Public Forum on Melone Submissions

Recommendations/Suggested Motion/Vote:

Background Information:  
attached feedback from town staff and committees

Financial impact expected:

Approximate agenda time requested: 30 minutes

Representative(s) expected to attend meeting:

Review:

Patty Golden	Pending
Melissa Murphy-Rodrigues	Pending
Jonathan Silverstein	Pending
Robert C. Haarde	Pending
Board of Selectmen	Pending

08/14/2018 6:50 PM



**TOWN OF SUDBURY**  
 Building & Inspections Department  
 275 Old Lancaster Road, Sudbury, MA 01776

Telephone: 978-440-5461  
 Fax: 978-440-5404

## MEMO

July 31, 2018

To: Melissa Rodrigues, Town Manager  
 Selectmen  
 From: Mark Herweck, Building Inspector  
 Re: Melone Property

As the Building Inspector for the Town of Sudbury, you get to work with and meet the people that call Sudbury home. I have seen land developed into single-family homes and multi-family units as well as commercial sites revitalized. Most residents I have met are not in favor of multi housing units in the Town Center.

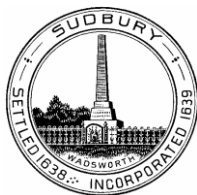
All three proposals offer the town something we all could benefit from, but in my opinion, obtaining the land should be the Town's first priority. The Town Center land would be better used to serve the entire town to enjoy for recreation (Sports field, craft fairs, outdoor concerts, Fourth of July celebrations etc.). We can house people elsewhere, but once that land is used privately for housing, it is gone forever. We may never see an opportunity like this again in our lifetime.

As the population increases, natural land use decreases. In the future, we will be seeing more multi-level dwelling units rather than single-family home subdivisions. Multi-level will conserve the use of land and be more affordable to the generations to come.

Working with the developer the town may negotiate to conditions that it will benefit from such as roof top solar, public transportation, a recreation field, resident access to trails, etc. The Town may explore other Town owned properties that they may lease out to local farmers or solar power companies.

I would honor any decision the Town makes.

Sincerely,  
 Mark Herweck  
 Building Inspector



John M. Whalen  
Fire Chief

## TOWN OF SUDBURY

### Fire Department

77 Hudson Road  
Sudbury, MA 01776  
Tel. (978) 440-5311  
Fax (978) 440-5305

August 6, 2018

To: Melissa Murphy-Rodrigues  
Town Manager  
Town of Sudbury, MA

Subject: Melone Property Development

The following is an evaluation of additional services that will be need to be provided by the Fire Department with the three proposals received by the Town for the Melone property located on North Road in Sudbury.

The proposal received by Cavicchio Greenhouse Inc. will have the same type of impact on Fire Department operations as their two other properties. We could expect to have increased volume of five additional responses per year based on the calls generated over the past five years at their current properties. Most of these responses are medical in nature and are generated by the employees.

The proposal received by EDF Renewables for the installation of a solar power generation field would have minimal impact based on data from other solar projects that have been constructed in the Town. To date the Fire Department has not responded to any incidents involving these large solar generation projects, but as with any construction project responses for medical emergencies and construction accidents are a possibility.

The North Quarry proposal would have a significant impact for the Fire Department and its ability to continue providing our current level of service. The addition of 333 housing units, some of which will be age restricted could realize an additional 300 – 350 responses annually. This project would be comparable to that of the Meadow Walk Development and with the completion of the Northwood's project, this proposal will add a third age restricted housing project located in North Sudbury.

The North Sudbury Fire Station is currently staffed with two firefighter/EMT's is at capacity and not capable of housing any additional staff.



The relocation of this project from Sudbury Center is very attractive from a safety standpoint, a large housing complex located in Sudbury Center would create a safety issue for the public in general. Traffic congestion in the morning and afternoon hours currently delays emergency response times from Fire Headquarters located on Hudson Rd. The additional traffic congestion that could develop with this large housing project would continue to slow the emergency response times further.

The impact on the Fire Departments operation is based on the size and type of project that is proposed, whether constructed in North Sudbury or in Sudbury Center a project of this size and density will have the same impact of 300 – 350 additional responses annually.

The first two projects will have minimal impact on the operation of the Fire Department, the third project will require the hiring of additional personnel to ensure the proper staffing of ambulances in an economic fashion. The purchase of a third complete ambulance will also be necessary to ensure two ambulances are always in service due to ongoing maintenance and repairs of the equipment.



# Sudbury Police Department

## Office of the Chief of Police

75 Hudson Road  
Sudbury, MA 01776  
Business (978) 443-1042  
Fax (978) 443-1045  
nix@sudbury.ma.us

**Scott Nix**  
*Chief of Police*

July 30, 2018

To: Melissa Rodrigues, Town Manager  
From: Scott Nix, Chief of Police  
RE: Proposals for Melone Property

Melissa,

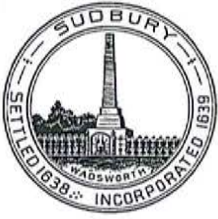
As you know, I am very concerned about traffic and pedestrian safety surrounding the Sudbury Station Project (see attached memorandums previously submitted). I do not see how these concerns can be addressed even with the various revisions that have been provided. The area is already congested with a tremendous volume of traffic. Complaints are continually received for adjusting the timing of the traffic lights, traffic rerouting to avoid the center among others but the ultimate issue is the volume of traffic. An increase in traffic from the development only exacerbates the situation. To the contrary, the new proposal mitigates many of the concerns previously submitted. The additional impact to our department will be present irrelevant of the location. If the project is going to be reality in one form or the other, I would prefer the safer of the two options.

Therefore, when weighing the three proposals in terms of overall safety, the relocation of the Sudbury Station Project would be most prudent. From a public safety perspective, the new proposal to move the Sudbury Station Project to the Melone Property is a superior proposal to the one currently before the Town. Although there remains some concerns to be considered they are very limited in comparison than those with the Town Center Project, some which would be raised with the other proposals as well.

I look forward to answering further questions. Thank you for considering my concerns.

Respectfully,

Scott Nix  
Chief of Police



# Town of Sudbury


Planning and Community Development Department

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

Meagen P. Donoghue, Director

<http://www.sudbury.ma.us/services/planning>  
[donoghuem@sudbury.ma.us](mailto:donoghuem@sudbury.ma.us)

TO: Melissa Murphy-Rodrigues, Town Manager  
Board of Selectmen

FROM: Meagen P. Donoghue, Director of Planning & Community Development 

DATE: August 7, 2018

RE: Melone Property Proposals

As a planner, I tend to stay neutral on proposed projects and rely heavily on the Zoning Bylaws to assist in determining if something is the “right fit.” However, one cannot help but be swept up by the dazzle of helping a local business owner, reaping the benefits (albeit temporary) of an energy agreement, or potentially resolve an issue that has been a boon to the Town for well over two years.

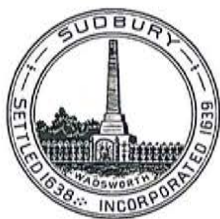
In October 2017, I held a community-oriented charrette in conjunction with the Board of Selectmen and Planning Board to gauge best uses for the Melone Property. It pleases me to see that all three proposals fall in line with what the community determined through the charrette process as the best uses including agriculture, community housing, and solar. Therefore, my justification for my decision is not entirely done in a vacuum.

In looking at the proposals, all three have their pros and cons (though a few bullets pose more as questions) as a few are shown in the table below:

	Cavicchio/NJC Farm, LLC	EDF Renewables (Solar)	Quarry North Road, LLC
PROS	<p>Assisting a long-established <u>local</u> business owner.</p> <p>Adds to Sudbury’s agricultural story.</p> <p>Proposer has a history of purchasing and rehabilitating land, while forming positive relationships with abutters.</p> <p>Stressing the importance of education throughout the community, a scholarship</p>	<p>Well-established, national company with ties to MA (The BOS could tour the other MA sites).</p> <p>There are no impediments to this type of development on this site.</p> <p>The Town could negotiate additional ROIs in addition to the PILOT payments and energy savings.</p> <p>Not a drain on the Town’s resources.</p>	<p>Quell the significant opposition throughout town.</p> <p>Would relieve or put an end to the millions of dollars spent (and possibly to be spend) in legal fees with the land swap.</p> <p>Would help the Town’s affordable housing “Safe Harbor” status beyond 2030. No rezoning would have to take place under the 40B process.</p>

Town of Sudbury  
 Planning & Community Development  
 August 8, 2018

PROS (Cont.)	<p>would be allocated to a LSHS Student.</p> <p>Seed money to support affordable housing.</p> <p>As a major employer in town, the creation of 7 jobs is proposed.</p> <p>Minimum traffic.</p> <p>Not a strain on Town resources.</p>	<p>Environmental benefits.</p> <p>Uses local labor pools (“as often as possible”).</p>	<p>A “friendly 40B” under a LIP is proposed, which means both parties are going to put forth their best effort for the good of the community.</p> <p>Desperately needed cemetery and recreation lands will become available as well as the historic Town Center would remain intact.</p> <p>With the land swap, the quality of life would be enhanced in the Town Center in terms of safety, traffic and historical nature.</p>
CONS	<p>Rezoning of the area would have to occur (watching out for spot zoning)—unless the Dover Amendment is invoked, where agricultural uses are exempt according to MGLs.</p> <p>The eastern side of the property may be unsuitable for agriculture due to contamination—or take several years to remediate before using—does the Town want to see an immediate transformation?</p>	<p>Currently there is no zoning in place for solar projects in town. The Planning Office is currently working on such zoning to be voted on at Fall Town Meeting.</p> <p>A lease is temporary—would the Town want the land back after, given the current situation where the land has been in limbo for a number of years?</p> <p>I personally feel the technology is constantly and rapidly changing so the solar array may become antiquated before the terms of the lease are up.</p>	<p>While ~40 acres is proposed in the swap, the amount of “buildable land” varies from property to property.</p> <p>Is proposed plan locking the Town in for the number of units, design and site plan, or will the 40B process take place if after awarded?</p> <p>What will the \$1M be used for?</p> <p>The Sudbury Water District has to do their own RFP to sell the land, which could delay the process.</p> <p>The Wagner Property may or may not sell.</p> <p>Potential drain on Town resources. The Fire Department comes mainly to</p>



# Town of Sudbury

Planning and Community Development Department

Meagen P. Donoghue, Director

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

<http://www.sudbury.ma.us/services/planning>  
[donoghuem@sudbury.ma.us](mailto:donoghuem@sudbury.ma.us)

			mind in terms of man-power, access and other related emergency demands.
--	--	--	---

When studying the three proposals, I looked at each under the circumstances of long-term planning, considering what the landscape may look like in 10-20 years. Additionally, I looked at each proposal in terms of staying power. As such, I determined that the Quarry North Road, LLC proposal serves as the best and highest use of the Melone Property and for Sudbury as a whole. My reasoning is as follows:

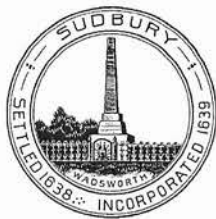
- The state of the current economy is increasing, which means the construction of housing/subdivisions will soon follow suit. This will change our affordable housing denominator and if the Town and Quarry North Road, LLC were to move forward with the land swap to build the proposed units, this would add a layer of comfort for several years out.
- The Melone property has been identified in several studies and the 2001 Master Plan as an appropriate location for affordable housing. That said, in terms of density and design, the Melone property is more appropriate to fit for a development of this nature, as opposed to the tight parcels in Town Center.
- Historic Town Center would remain and traffic and safety issues would not increase. If swapped to the Melone property while there may be increased traffic, the current iteration of the proposed development designates three (3) egresses (not just the one at Sudbury Station), allowing smoother traffic flow. In addition, those that currently walk in the Town Center for either school, leisure, etc., will not be impacted by increased traffic.
- It is a Local Initiative Program (L.I.P.), which will allow both the Town and the Developer to work with the best efforts to meet the community's needs through mitigation funds and other aspects of the negotiation process.
- One thing learned from the charrette is that a faction of the community is seeking additional recreation space, and is often at odds with those in support of additional affordable housing. With the land swap, both groups would be satisfied because of the offering of 333 proposed units of affordable housing at Melone and recreation lands at Town Center. Additionally, the DPW is in need of additional land for cemetery burials. This proposal allows for additional land for the expansion of the Town's Cemetery.

Town of Sudbury  
Planning & Community Development  
August 8, 2018

I want to thank the Town Manager and the Board of Selectmen for the opportunity to express my views on the Melone Process, not only as a department head, but as one who will be directly impacted through means of either zoning changes, the 40B process, or other land use matters.

Should the Board of Selectmen need any assistance from me or the Office of Planning and Community Development while moving forward with the decision, please do not hesitate to reach out. We are here to assist.

Attachment4.d: MPD Memo to BOS re Melone\_8-8-18 (2885 : Public Forum on Melone Submissions)



# Town of Sudbury

## CONSERVATION

275 Old Lancaster Rd.  
Sudbury, MA 01776  
978-440-5471  
Email: ConCom@sudbury.ma.us

Wetlands • Conservation Land Management • Land Protection • Stormwater

### Memorandum

To: Melissa Rodrigues, Town Manager  
From: Debbie Dineen, Conservation Coordinator *DDineen*  
Re: Melone RFPs - Comments for Selectmen Consideration  
Date: August 9, 2018

I have reviewed the information available on the three responses to the RFP for the Melone property. I offered the following comments for consideration. All three proposals appear to have benefits for the town. My comments are based mainly on environmental aspects of the projects and to a lesser degree, on the overall benefits for the community.

My preference would be for the Town to enter into negotiations with Quarry North Road LLC for reasons stated below.

#### Cavicchio Greenhouses

This proposal has merit due to its outright offer of \$4,000,000 plus the additional \$500,000 over ten years to equally support agricultural study for LS students, affordable housing, and stewardship of parks and conservation lands. Equally important is the Proposal expands the agricultural use of land in Sudbury. Agriculture is an important part of Sudbury's history and has been recognized as a major key contributor to the character of Sudbury today. The agricultural character of Sudbury is "integral to the community's past", according to the 2001 Master Plan and the Heritage Landscape Inventory of 2007.

Four generations of the Cavicchio family have been farming in Sudbury since 1910. They have licensed land from the Conservation Commission since the 1980s. They have met all the requirements of their license agreements and provided extra benefits to the town at no cost. These include building a storage barn on town land that is a town asset that they maintain for the duration of the license, installation of a deep groundwater well for crop irrigation that will remain with the land at the expiration of the license, they have provided plants for decades for all the street islands and other town properties, and participated annually in the July Fourth parade as an involved business within the community. They have been a respected member of the community for over 100 years.

#### EDF Solar

This Proposal is for a solar array on 16 acres of the Melone property. Monetary benefits include lease payments of \$292,000/yr., PILOT payments of \$84,840/yr., and energy bill credits of \$72,280/yr. EDF estimates these payments and stats that the monetary value to the town over 25 years as \$7,3000,000. The land remains under town ownership.

I question the validity of the estimated revenues from this proposal. They are not a sure thing. This proposal will tie up this land for at least 25 years when town needs may require its consideration once again. I am also skeptical because EDF made a statement at the Selectmen's meeting on July 30 that there are no wetland issues. This is incorrect. There are perennial streams to the north and east of the property. At no point did EDF contact the Conservation Office to discuss wetlands. The other two

respondents consulted on wetland regulation as it pertains to Melone and the Sudbury Water District property. Additionally, EDF did not attend the Commission's meeting on Aug. 6 where a discussion on recommendations to the Selectmen on the RFP responses was posted. The other two respondents did attend the meeting.

#### Quarry North Road LLC

There are two major aspects of this response that I believe are the most serious considerations from an environmental viewpoint. The first is that it locates dense development on land that is already 100% previously disturbed. The second is that it gives the Town 40 acres of ecologically important undisturbed land and agricultural land directly in the Town Center. The Town Center area was included as one of the 2007 Heritage Landscape Inventory's parcels identified by the community as important to not compromise in order to maintain a connection to the town's history and retain its values moving into the future. The 2001 Master Plan, "Sustainable Sudbury", stresses the need to balance "economic, social, and ecological aspects of the community" and to "explore multi-faceted approaches to problem solving".

I believe the Quarry North proposal provides this balance by economically putting an end to the complex and costly litigation facing the Town on Sudbury Station. It also provides a \$1,000,000 payment to the Town to be used toward town use on the Sudbury Station property. Socially, it provides affordable housing through LIP, a negotiated process for design. Ecologically, it places development on already disturbed land and give the town 40 acres in an area most desirable for town control.

I support the Quarry North proposal for these reasons. I would like to see the town plan for equally sustainable use of the 40 acres it will acquire as part of this proposal. Dedication of much of the land for conservation use, potential Water District use, and cemetery expansion will respond positively to all the issues raised on review of Sudbury Station. Town use should not increase traffic, create stormwater issues, or ruin the viewscape or character of the Town Center. I would also suggest the Cavicchio Greenhouses be given an opportunity to bid on the continued use of the existing agricultural use on a portion of Parcel 4, as shown on the maps in the Quarry North proposal.

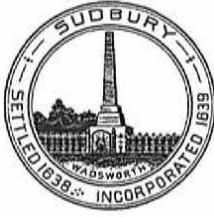


From: Jamie Gossels [mailto:jamie@systemexperts.com]  
Sent: Thursday, August 2, 2018 7:27 AM  
To: Selectmen's Office <selectmensoffice@sudbury.ma.us>  
Subject: Melone feedback from CIAC

To the Board of Selectmen-

Unfortunately, the CIAC has to recuse itself from offering an opinion on the Melone RFP as it currently doesn't have a quorum of members who don't have a conflict of interest with respect to this matter. But thank you for providing our committee with the opportunity to weigh in on this important matter.

-Jamie Gossels  
Chair  
Capital Improvement Advisory Committee



# Town of Sudbury

## Historic Districts Commission

Flynn Building  
278 Old Sudbury Rd  
Sudbury, MA 01776  
978-639-3399  
Fax: 978-443-0756

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

July 23, 2018

Sudbury Board of Selectmen  
Flynn Building  
278 Old Sudbury Road  
Sudbury, MA 01776

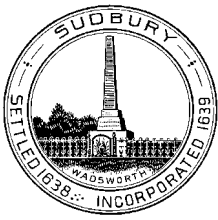
Re: Melone Property – Quarry Proposal

Dear Members,

At our meeting on July 19<sup>th</sup>, the Historic Districts Commission voted unanimously to endorse the proposal of Quarry North for the purchase and development of the Melone property on North Road. Acceptance of this or a similar proposal would result in the end of the lawsuit over the Sudbury Station development, which is proposed by the same developer, and give the land to the Town of Sudbury as partial compensation for acquisition. The HDC believes this is in the best interest of the town center Historic District and the Town of Sudbury.

Sincerely,

Fred Taylor  
Historic Districts Commission, Chair



# Town of Sudbury

Sudbury Housing Trust

4.h

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

<http://www.sudbury.ma.us>  
[Housing@sudbury.ma.us](mailto:Housing@sudbury.ma.us)

August 6, 2018

Board of Selectmen  
Town of Sudbury  
278 Old Sudbury Road  
Sudbury, MA 01776

Dear Honorable Selectmen,

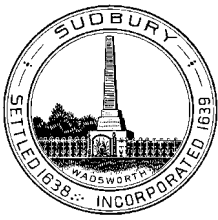
The Sudbury Housing Trust respectfully submits their comments regarding the proposals submitted for the disposition of real property, the Melone property. The SHT offers qualified support for the Quarry North proposal, though The Trust wonders whether exchanging Melone for Sudbury Station is the best and highest value for this significant town asset.

As one of the Town's significant assets, the Melone property has been studied and reviewed for many years. The Board of Selectmen first established an ad-hoc committee in 2002, which led to an appropriation of CPA funds for a feasibility study in 2006 which completed in 2011, followed by a land use valuation. In the fall of 2017, a charrette was conducted to engage the community in their thoughts and later a report was written summarizing the process and findings of the Charrette. This past spring, a very open-ended Request for Proposals was issued by the Board of Selectmen and three individual and differing proposals were received.

In every discussion on the property, the question of commercial use and other non-CPA uses (school, police) was brought up, delaying consensus of any final strategy decision. Additionally, assumptions about non-Town owned abutting property have contributed to delays, as well as environmental concerns and testing.

Throughout all these reports and discussion, the Melone property has consistently been considered as a place well suited for mixed-income and affordable family housing. The need for affordable housing continues in Sudbury. While the state SHI records Sudbury at 11.21%, the true percentage of affordable housing in Sudbury is 7.46%, when removing the market rate units at Avalon that are allowed to count on the state's inventory.

The need to support affordable family housing is more than just considering those built with 40B guidelines, which meet the needs of moderate income residents. Lower income households could have some needs met by the Melone property development. It has long been discussed as an option for lower income households. For example, there are many waiting for housing on the Housing Authority list, where the waiting list is many years, who cannot afford the rents in the recent 40B developments. The development of Melone is a way to address those unmet needs.



# Town of Sudbury

Sudbury Housing Trust

4.h

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

<http://www.sudbury.ma.us>  
[Housing@sudbury.ma.us](mailto:Housing@sudbury.ma.us)

The Sudbury Housing Trust recognizes that the Board is obligated to accept a proposal or otherwise reject all. With that in mind, the Trust offers qualified support for the Quarry North proposal. Clearly this proposal has the ability to address and deliver some affordable housing, while solving a difficult issue for the Town.

Should the Town accept the Quarry proposal, and go forward in negotiations, the Trust requests that the Trust be kept informed, and that the development agreement include additional mitigation funds earmarked for increased affordability for a substantial number of family rental units.

Mitigation funds could be used by the SHA to develop additional family homes elsewhere in town, continuing the successful scattered site rental approach taken by the SHA or to set aside a portion of the Melone units to meet these needs, whatever is deemed by the SHA to be the most effective strategy. The SHT fully supports increased rental housing to be managed by the SHA.

In addition, at the Melone location, the SHT wants to work with the developer to provide some lower rents which would put more modest income tenants in the 40B units. We estimate that subsidizing five (5) 80% AMI 2BR units to 50% AMI rents would cost about ~\$75,000 for two years, using current parameters.

Additionally, the Town might consider earmarking additional funds for use by the social worker to help address the demand for services due to the increase in the number of low income households in Sudbury, between Avalon and Quarry North.

These 3 additions would greatly improve the Quarry North proposal.

Thank you for the opportunity to provide comments to the Board of Selectmen on the RFP received.

Sincerely,

Lydia Pastuszek

Attachment4.h: Melone Comments - Sudbury Housing Trust (2885 : Public Forum on Melone Submissions)

**From:** D Muffitt  
**Sent:** Wednesday, August 8, 2018 10:16 AM  
**Cc:** Ponds and Waterways Committee <PWC@sudbury.ma.us>  
**Subject:** Ponds & Waterways responding to Melone Property feedback request

The Ponds & Waterways Committee met last night (it is good to be back together!) and we had a discussion about the Melone Property. We notice on the map that there are wetlands and a small pond on the property. Our concern would be that both be protected, but our assumption is that the Conservation Committee is probably very much on top of that process; therefore, given the tight timetable to get feedback to you, we will go along with whatever recommendations ConComm has.

Diane Muffitt, Ponds & Waterways Committee, Acting Chairperson  
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[StearnsMillPond.blogspot.com](http://StearnsMillPond.blogspot.com)

## MEMORANDUM

TO: Board of Selectmen  
 FROM: Steven Swanger, Chair  
 Sudbury Housing Authority  
 DATE: August 7, 2018  
 RE: Melone RFP Responses

Having reviewed all three development proposals for the Melone property, the Board of the Sudbury Housing Authority favors the Quarry North proposal and strongly urges the Board of Selectmen to pursue negotiations with the Quarry North development team to tailor the proposed project more closely to Sudbury's needs.

The Sudbury Housing Authority Board of Commissioners favors this proposal for several reasons:

- This is the only one of the three proposals to address development of additional affordable housing;
- There is a pressing need for additional affordable housing in Sudbury, as evidenced by the 549 applications the SHA received when it last opened its waiting list for applications, of which 449 were submitted on time & another 100 continued to pour in after the deadline;
- The 10% mandate of Chapter 40B is a floor, not a ceiling; it is not a measure of need, but rather the threshold the Town must reach *and maintain* to avoid penalties for inaction;
- Virtually every report on the Melone property commissioned by the Board of Selectmen over the years has recommended the development of housing on the site;
- The proposal neutralizes the tensions in town and ceases the court actions regarding the highly controversial Sudbury Station project; and
- We believe that the Quarry North team is open to negotiation of the details of their proposal and that the thrust of their plans for the Melone property, in combination with the land swap at the Town Center, offers a unique opportunity to address simultaneously a range of number of local issues and needs.

The Housing Authority, with many years of award winning, highly successful housing development and management experience, stands ready to work with the Town and the developer to ensure a development which both meets the developer's needs and results in the best possible results for the town of Sudbury.



# Town of Sudbury

## Planning Board

planningboard@sudbury.ma.us

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

<https://sudbury.ma.us/planning>

August 9, 2018

Board of Selectmen  
Flynn Building  
278 Old Sudbury Road  
Sudbury, MA 01776

Dear Honorable Board Members,

The Sudbury Planning Board respectfully submits their comments regarding the proposals submitted for the disposition the Melone Property.

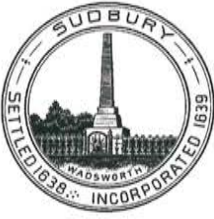
In order to make a thoughtful and well-informed recommendation to the Board of Selectmen, key criteria from a planning perspective were considered, starting with the existing 2001 Master Plan to the Open Space Plan, to “lessons learned” during the Overlay process for the Meadow Walk to future long-term master planning (see page 3). Spirited discussion of these criteria led the Planning Board to a unanimous decision that the Quarry North proposal serves as the highest and best use of the opportunity.

Sudbury has a long history of well-established planning and land-use values. When applied to the consideration of the three well-crafted proposals for the disposition of the Melone property, well-established planning criteria was applied to town-wide consideration of quality of life, impacts to open space and recreation lands, and preservation of the Town’s historic character. The Quarry North Road, LLC (Quarry North) proposal for Melone best meets such planning interests and goals.

Additionally, Quarry North preserves our core historic landscape and vistas, which are paramount to the town’s identity and forges a continuum with our founders. This is an invaluable opportunity to protect almost 150 contiguous acres through a comprehensive planning process against irreversible change, and allows the Town to create a specific plan for its future that is consistent with Sudbury’s goals and principles.

Quarry North creates a level of affordable housing units that may exceed our “Safe Harbor” threshold for decades. This not only satisfies a current need, but allows the Town to thoughtfully explore future needs for our residents through the master planning process. We also hope that recreational opportunities on both parcels – through connections to trails or use of the land in Concord are seized if this proposal is selected.

Potential negative components of the Quarry North plan were also considered and weighted. Traffic generation, impact on schools and water supply (although positive opportunities with the Water District for Northern Sudbury were brought to light at our



# Town of Sudbury

## Planning Board

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

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

<https://sudbury.ma.us/planning>

hearing last night).may be mitigated with evolving site plan review. These aspects will be studied and discussed through the Local Initiative Process (LIP) Planning process that will allow the Town and the Developer to work together as a team to meet the community's needs though mitigation funds and other opportunities should the Board of Selectmen identify the Quarry North proposal as the preferred proposal.

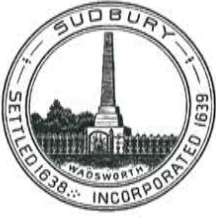
Though the Planning Board feels the Quarry North proposal meets the highest and best use of the land when considering the inclusion of the land swap that will allow the Town to preserve the property in the Town Center and decide what is the best use for that land, we also recognize the efforts and appropriateness of the other submittals.

As this decision affects long-term master planning, we would like to thank you for the opportunity to provide comments to the Board of Selectmen. If the Planning Board can be utilized in any other way to assist in the consideration of the proposals, please do not hesitate to reach out.

Respectfully,

Stephen R. Garvin  
Chair





# Town of Sudbury

## Planning Board

planningboard@sudbury.ma.us

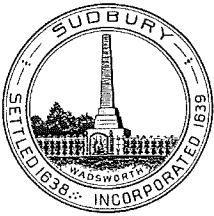
Flynn Building  
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Sudbury, MA 01776  
978-639-3387  
Fax: 978-443-0756

<https://sudbury.ma.us/planning>

Town and Planning Interests, Goals, and Principles used for the selection and recommendation of the best use proposal:

- Financial impact to the Town, including tax base, town infrastructure, municipal resources, and schools
- Contribution to economic development within the community
- Increases amount of affordable housing (40B)
- Enhances Sudbury's traditional, historical character
- Promotes sustainable and resilient land use
- Preserves open space, protects and restores habitats, enhances open space connectivity
- Impact on water supply (municipal or well), stormwater/groundwater recharge
- Expands recreational resources
- Impact on traffic
- Preserves or increases agricultural land use

DPW Office Building  
275 Old Lancaster Road  
Sudbury, MA 01776  
978 440-5479



# Town of Sudbury

## Board of Health

8/8/2018

To: Board of Selectmen  
From: Bill Murphy, Health Director *BM*  
Re: Melone Proposals

The three proposals have been reviewed by two Board of Health members. The Board will not be meeting until September to deliberate or discuss. Both members directed similar comments and/or concerns to me as follows:

### *Quarry North*

This proposal is favored for the environmental benefits of relocating a major development project to a more suitable location, specifically;

1. Preserving large undisturbed natural landscapes;
2. Preserving wildlife habitats;
3. Potentially connecting tracts of land for additional trail and recreational use;
4. Preventing significant traffic issues.

Additionally, I have discussed the proposals with Vin Roy, Sudbury Water District and Deb Dineen, Conservation Commission. Quarry North would be required to obtain a Groundwater Discharge permit from DEP and meet strict wastewater treatment standards for large design flows. The Board of Health would support the Water District's efforts to further reduce nitrogen in Zone II, similar to MeadowWalk. The Board of Health would also support the Conservation Commission's efforts to protect all environmentally sensitive resource areas.

### *EDF Renewables*

The Board of Health supports increasing renewable energy sources and feels this proposal offers the least public health and environmental impact of the three. For these reasons, EDF should be considered as a second option.

### *Cavicchio's*

The Board of Health encourages local agriculture and would support efforts to increase production areas for Cavicchio's but feel this location may not be the most suitable. Long-term and routine herbicide, pesticide, and fertilizer applications are concerning in Zone II of the public well.

**Golden, Patricia**

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**From:** Rodrigues, Melissa  
**Sent:** Thursday, August 9, 2018 9:59 AM  
**To:** Golden, Patricia; Frank, Leila  
**Subject:** FW: Melone RFP Responses

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**From:** Gerry, Cynthia  
**Sent:** Thursday, August 9, 2018 8:55 AM  
**To:** Rodrigues, Melissa <RodriguesM@sudbury.ma.us>  
**Subject:** Melone RFP Responses

*Good Morning Melissa-*

*The Assessors have not taken a position on the on the Melone RFP responses.*

*Also, please note: To avoid the appearance of any impropriety, Assessor Joshua Fox has recused himself from anything before the Board of Assessors associated with the Melone land. Assessor Fox currently serves on the Board of Sudbury Water District Commissioners.*

*Thank you,  
Cynthia*

Cynthia Gerry  
Director of Assessing  
Town of Sudbury  
978-639-3395  
[gerryc@sudbury.ma.us](mailto:gerryc@sudbury.ma.us)

## Golden, Patricia

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**From:** Rodrigues, Melissa  
**Sent:** Thursday, August 9, 2018 2:55 PM  
**To:** Golden, Patricia; Frank, Leila  
**Subject:** FW: Malone Property Proposals/Bids

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**From:** dave henkels <datlee6@msn.com>  
**Sent:** Thursday, August 9, 2018 2:54 PM  
**To:** Board of Selectmen <BoardofSelectmen@sudbury.ma.us>  
**Subject:** Malone Property Proposals/Bids

Hello,

I have reviewed the three proposals provided to the town for initial review.

Though all have elements that will benefit the community at large, I believe the proposal provided by Quarry North LLC

commands the greatest combination of long term financial and intrinsic, conservation values to Sudbury. Many variables are addressed, including financial, groundwater integrity and infrastructure. The record shows that multiple considerations, have been for years, discussed regarding the Malone property. I will limit my comments to the environmental and ecological scope of these properties, and in particular, the proposed land swap.

Malone Property

1. At one time this was an active gravel/sand pit. It has been inactive and in effect abandoned for many years.
2. From an environmental and ecological point of view, it sustains minimal value. However, to the north (less than an 1/16th of mile), in Concord, a decades long rookery has been established. It has been home to Great Blue Herons and many other species of wildlife.
3. The property itself has been a haven for Cliff Swallows for years. A conservative estimate is dozens of nests built into the mounds of sand and dirt.

These are few very brief comments of Malone.

The Quarry North LLC proposal/inclusive of Sudbury Station

1. 14 Million with a land swap for what is known as "Sudbury Station".
2. The project will be collaborative, or as advertised, an LIP project.
3. At one time, the station had several NHESP designations that have since been removed.
4. This (station) space is part of a significant wildlife and ecologically vibrant corridor that travels Northwest to Wake Robin Conservation land and may include Broad Acres (future). And Southeast beyond town center. It is defined, in part, by the National Wetland Inventory as fresh water/forested wetland.
5. Perhaps part of this property can have a conservation restriction, while providing recreation benefits. Restrictions effectively stop any future development considerations.

I am a member of the Conservation Commission. We had a hearing on Monday evening and the Malone bids were not voted on.

I would suggest, as indeed you likely have, examine the WPA regulations, particularly 10.01 (2), the purpose of the act. The Sudbury Bylaw provides additional values, functions, and interests that are clearly defined.

Regards,  
Dave Henkels  
17 Twin Pond Lane  
Conservation Commission/Member

Attachment4.n: Henkels\_comments\_Quarry\_North (2885 : Public Forum on Melone Submissions)



Office Address: 37 Knox Trail, Acton, MA 01720  
Mailing Address: 2352 Main Street, Suite 2, Concord MA 01742

Website: WWW.RHSOhousing.org  
Email: INFO@RHSOhousing.org  
Phone: (978) 287-1092

August 9, 2018

To: Melissa Murphy-Rodrigues  
CC: Meagen Donoghue  
RE: Sudbury SHI Projections for 2020 and beyond

This memo is an update of the SHI Projections for Sudbury for 2020 and 2030.

The latest SHI published for Sudbury (7/12/2017) is 11.21%, with 664 in the numerator (which includes 56 units for Coolidge Phase 2 and 250 units for Avalon), and 5921 in the denominator (from the 2010 Census).

The next major update for Sudbury's SHI, is the change in denominator to the 2020 Census. The new SHI figures will likely not be published until 2021, as it will take at least a year for the Census to publish the household figures, and then for DHCD to recalibrate the SHI figures.

The 2021 SHI is estimated at 10.18%, with 13 units over the 10% threshold. This estimate uses the building permit data for 2010-2018 and is based on the following assumptions for 2018-2020:

- Coolidge, Avalon, Pulte have occupancy permits for all units
- Local housing efforts create 5 affordable units (Trust, SHA)
- Residential growth continues at rate of 15 units per year, consistent with past years. This includes small developments and other new homes. Current examples: 4 new units at Orchard Hill, 2 units at Pratts Mill, 3 units at Powers Road. Note that for every 10 new homes above this, the amount over the 10% is reduced by one.

The 2030 SHI is estimated at 12.14%, with 163 units over the threshold, using the following assumptions:

- Sudbury Station is added to both numerator and denominator for 250 units
- Local housing efforts create 5 affordable units (Trust, SHA)
- Residential growth continues at 15 units per year, or 150 units for the decade
- Counting methodology and other programmatic variables remain constant.

In summary, Sudbury can remain over the 10% threshold with the completion of the existing large rental projects, with the assumption of the current minimal residential development. Additional subdivisions or senior housing developments may impact these assumptions.

**Golden, Patricia**

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**From:** Richard Morse <ramorse01@gmail.com>  
**Sent:** Thursday, August 9, 2018 4:25 PM  
**To:** Board of Selectmen  
**Cc:** Rodrigues, Melissa  
**Subject:** Input on the Melone RFP Responses

Hello Selectmen,

I understand you want citizen feedback from Sudbury Commission members regarding the sale of the Melone Property. As a member of the Sudbury Conservation Commission, below are my general thoughts regarding the three bids you are reviewing:

**Cavicchio Proposal:**

Cavicchio is a good community member with a low risk use of the property for neighbors. I like this friendly proposal. Cavicchios commitment to give Sudbury a buy back option is they decide to sell the property is also reassuring.

**EDF Proposal:**

I like the idea of energy production that benefits local and state energy programs. I would insist on Sudbury receiving a significant cost reduction from the production of electric energy on its property. The lack of experience of this company must be reviewed and evaluated by consultants to assure Sudbury that this is the right energy partner. This is a long 25-year lease. I prefer a shorter term lease.

**Quarry North Proposal:**

My conservative nature tells me to stay away from deals that put the Town over a barrel. However, the LIP does seem to protect us. More housing in Sudbury brings more tax revenue every year...a plus. My "drive by" of the site suggests that new residents will live so far away from Sudbury businesses that some may use services in Concord, meaning new resident purchase revenue will not come to Sudbury businesses. However, this deal puts the Town in complete control of the 40 acres around Sudbury Center, a big plus, and eliminates the ongoing lawsuit.

My vote today is to proceed with QN and see what happens under the LIP, presuming you can pull out of the QN deal if the LIP is not workable.

While I want to support Cavicchio, I would prefer a lease arrangement with them. So my second choice is EDF's lease and then Cavicchio's purchase.

You will certainly do a detailed financial impact comparison. I presume that the greatest income to Sudbury will come in this order: QN, EDF, the Cavicchio. I will adjust my recommendations if the long-term financial benefits rank differently.

Hope this is helpful.  
 Richard

Sent from my iPhone  
 Richard Morse

Attachment4.p: Resident\_Morse\_Feedback (2885 : Public Forum on Melone Submissions)

NJC FARMING, LLC  
SUPPLEMENT TO BID FOR DISPOSITION OF PROPERTY

# MELONE PROPERTY PROPOSAL

2018

**CAVICCHIO**  
GREENHOUSES INC.  
SINCE 1910



## A LOW RISK/SUBSTANTIAL GAIN BID

**Our Proposal** provides for a substantial cash closing price with negligible contingencies

- No zoning contingency

- No complex permitting contingency.

- Minimal, if any, permitting requirements

- No financing contingency

- No dispute resolution contingency

**Our proposal** is from a known party with whom the Town has a long-standing, positive and reliable relationship

**Our proposal** and business is in line with the Town's Mission to protect the welfare, education and safety of its citizens and to protect the environment

**Our proposal** provides benefit for residents, including students, and the Town through \$500,000 in linkage payments and the Town has a voice in how to spend those funds providing an economic benefit with broad control

**Our proposal** keeps a large parcel underdeveloped in keeping with Town environmental and conservation objectives and Cavicchio's use of the land will be aesthetically pleasing

**Cavicchio's will** employ forward thinking and sustainable practices at Melone as it does on Codjer Lane that are in keeping with Town's goals

**The Cavicchio proposal** does not impose burdens on Town departments, services, schools, roads or traffic

**Our proposal** will generate very little, if any, disruption within the neighborhood surrounding the parcel or Town

**No unnecessary** degradation to tree line from street view with exception of the need for ingress and egress

**No construction** disruption for citizens





Attachment 4.q: NJC Farming Supplement Melone Property Proposal 8-13-18 (2885 : Public Forum on

# LINKAGE PAYMENT ASPECT OF OUR PROPOSAL

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► **Our proposal includes linkage payments totaling \$500,000** to the Town over a ten year period for allocation to and distributions in the areas of education, affordable housing and recreation.

► **Education** The Paul and Louise Cavicchio Scholarship would provide resources to enable worthy Lincoln/Sudbury High School seniors to pursue post-secondary education in agriculture, sustainable environmental studies or landscape design.

In addition, to compliment that education goal which serves as the foundation for the linkage payment, we intend to institute a learning program as an ancillary to the scholarship component. Students could come to the Farm to learn about horticulture farming, sustainable practices and farming history. Modeled on curriculum at other local schools, our goal would be educating students about all of the aspects of our farming process in the hope of inspiring a new generation of local farmers.

► **Affordable Housing** Sudbury has met its initial goal of attaining 10% affordable housing but we understand there is a desire and need for additional, well planned, affordable housing. The linkage payments could be used as seed money in a joint venture or as a stipend for Sudbury to sponsor a family each year with the allocated portion of the \$50,000 annual payment. This part of our proposal gives the Town control in addressing its ongoing commitment in the area of affordable housing with Town control to ensure a well-integrated and thoughtful approach to affordable housing in the community.

► **Recreation** The Community has expressed a clear desire to augment and enhance recreational opportunities for the community. The linkage payments could be used to support the maintenance and preservation of existing recreational areas including parks or trails



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**CAVICCHIO**  
GREENHOUSES INC  
SINCE 1910

## ANSWERS TO QUESTIONS RAISED ABOUT OUR BID

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► **Impact on Traffic** We estimate that between the months of July through September we will transport two truckloads per day between our Codjer Lane facility and the Melone site. During the other thirty-nine weeks of the year, we estimate that there will be negligible if any truck traffic between the two locations.

We are able to control the timing of truck traffic between sites taking into consideration rush hour and other town traffic.

We anticipate employee traffic to include between fourteen and sixteen cars per day.

► **Water Usage** We designed and built our greenhouses with flood floor irrigation systems, so that every drop of water applied to the crops is collected and filtered, allowing us to recycle it. The same concept holds true in our fields. We have graded our fields to allow excess irrigation water, and potential runoff, to flow back to collection ponds for us to reuse. We will employ the same practices at the Melone site.

► **Pest Control** We have been working the land here in Sudbury for generations, so we take our responsibility to care for the environment seriously. This applies to our approach to pest control. Over the last ten years, we have shifted our focus for pest control towards beneficial insects – essentially good bugs that eat the bad bugs. Every year that goes by, we have more and more crops where beneficials account for the entire pest control strategy from start to finish. And for those crops where additional pest control is needed, we pay special attention to using the “softest” products possible that only target the pest in question, thereby allowing the beneficial insect populations to regain control of the pest and reducing or eliminating the need for additional control. It should be noted that a large portion of those products are comprised of naturally occurring substances, further reducing the potential impact to the environment around us. We want the plants that we grow to be produced in the most environmentally friendly way that is safe for our employees, our customers, and our neighbors. This strategy of using beneficials and biologically based control products has allowed us to make great strides in that direction.

# WHY US

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The Cavicchio Family and its business have a century old record of Commitment

Commitment to Farming and our Business

Commitment to the land and sustainability as part of sound business practice

Commitment to the Town of Sudbury

Unlike any other bidder, Cavicchio can demonstrate a proven track record of reliability, dependability and willingness to work with the Town on any issue

The bid for Melone is part of our ongoing vision to continue to create the most dependable, forward looking and service oriented horticulture farm in New England





**CAVICCHIO**  
GREENHOUSES INC  
SINCE 1910

## WHO WE ARE



Paul and his daughter Nicola Cavicchio represent third and fourth generations of family farming experience in Sudbury. Their Senior Leadership team is comprised of a Vice President of Sales originating from a military background with 30 years' experience working on the Farm. Our Operation Manager started as intern from University of New Hampshire while obtaining a degree in Horticulture. In 15 years he ascended from intern to his current role. Our Chief Operating Officer and Legal Counsel transitioned to a role on the Farm after 25 years in law and business.

Our Landscape Division Leadership operates under the guidance of an employee who started in transportation and delivery and saw growth potential for the Company in what he learned on the road. He has been with the Farm for more than 30 years. Our lead production and growing team members have combined over 65 years of experience in working the Codjer Lane property in Sudbury evolving from young men to seasoned, horticultural experts.

We are: Experienced and Diverse. **Our combined history makes us both humble and progressive.** Our strength and success comes from the people who work here. Our employees provide the foundation for both. We believe in opportunity for our business, and all of our employees.

- ▶ Entrepreneurial
- ▶ Thoughtful
- ▶ Forward-Thinking



Our vision is to continue to create the most dependable, forward-looking and service-oriented horticultural farm and landscaping supply resource in New England.

## 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](mailto:townmanager@sudbury.ma.us)

Melissa Murphy-Rodrigues, Esq.  
 Town Manager

To: Honorable Board of Selectmen

From: Dennis Keohane, Finance Director and Melissa Rodrigues, Town Manager

RE: Melone proposals

Date: August 13, 2018

Dear Honorable Board,

Thank you for the opportunity to review the three proposals for the re-use of the Melone property. We looked at these proposals in a vacuum and considering the limited information that we currently have. Please remember that these are all estimates. These numbers and assumptions will change as we move through this process.

In order to be fair to the three proposals and to compare the items in the most logical way possible, we used the 25-year lease offered by EDF as our benchmark for determining value over a period of time. We used the \$4,000,000 sale price offered by Cavicchio as our benchmark for current land value.

We assumed a discount rate of 5%. We also assumed that taxes would increase each year by 2.5% and Town costs would increase 3% annually.

The summary of the proposals, in alphabetical order, is as follows:

### **Cavicchio**

Cavicchio has an offer price of \$4,000,000.

Taxes in the first two years would be approximately \$97,000 and \$99,000. Once the property has been converted to an agricultural use, the taxes would be approximately \$800 per year, with an assumed 2.5% annual increase. The current proposal would generate no personal property tax or excise tax.

This proposal would require little to no municipal resources.

The total estimated value of the proposal at the end of the 25-year period is \$4,220,893, with a net present value of \$4,004,436.

### **EDF Renewable**

EDF Renewable proposes a twenty-five-year lease with two separate payments: a lease payment of \$292,000 and a payment in lieu of taxes of \$84,280. We did not build in any escalation of payments due to the nature of the PILOT.

The current proposal would generate no real estate tax, personal property tax, or excise tax. This proposal would require little to no municipal resources.

The total estimated value of the proposal at the end of the 25-year period is \$13,412,000, with a net present value of \$6,487,299. Note this includes the \$4,000,000 of land value because we retain the property.

### **Quarry North (Exhibit C)**

Quarry North offers both a \$1,000,000 cash payment and a land swap. According to Quarry North, that land is valued at \$6,885,478, however, we have assumed the value of \$2,971,000 based on the Cavicchio's offer. We used Cavicchio's price per acre as a baseline to compare the properties.

Estimated real estate tax payments over 25 years to the Town of Sudbury would equal \$50,168,908. Excise tax payments are estimated to be \$3,225,000. Note that release estate taxes are calculated using the estimates values presented by the Developer.

Estimated Town costs associated with this development are \$26,615,372 over 25 years. In order to calculate the cost to the Town, we used the fiscal analysis for the Weston Quarry project. That analysis was done in February 2017. We applied the formulas used in that analysis to not only the Quarry North project, but also the Sudbury Station Project. The Weston Quarry project is comprised of 704 units on 73 acres. It has a commercial component, which we backed out when doing our analysis. We made these assumptions based on the limited information currently available, but hope this helps with the conversation. We recognize that these are different assumptions than we used in the Meadow Walk project. We thought it was important to use the Weston Quarry analysis because it accounted for Concord Mew's actual impacts.

The total value of the proposal is \$30,749,536, with a net present value of \$18,253,550.

	Weston Quarry	Sudbury Station	Quarry North
Acres	73 acres	39.87 acres	36.7 acres
Population estimate	704	510	673
units	345 units	250 units	330 units
% affordable	25%	25%	25%
excise	\$134,675	\$97,656	\$128,906
Number of public safety calls	183	132	175
cost of each call	\$360	\$360	\$360
Total cost police	\$65,880	\$47,520	\$63,000
Number of fire calls	87	62	83
cost per fire call	\$2,145	\$2,145	\$2,145
Total cost fire and ambulance	\$186,615	\$132,990	\$178,035
recreation	\$28,864 (\$41 per capita)	\$20,910	\$27,593
Health	\$48,273 (\$68.57 per capita)	\$34,971	\$46,148
number of students*	110	77	105
cost students	\$435,000	\$304,500	\$415,227
COST	\$764,632	\$540,891	\$730,003
*60% of units x .518			

<b>Proposal</b>	<b>NPV</b>
Cavicchio	\$4,004,436.09
EDF	\$6,487,299.34
Quarry North	\$18,253,549.68

Town of Sudbury  
 Melone RFP - EDF  
 Net Present Value Estimate

Year	Contributed Cash	Contributed Property	Lease Payments	Real Estate Taxes	Excise Taxes	Personal Property Taxes	Payments In Lieu of Taxes	Other Contributions	Associated Costs	Annual Total
1 2020	-	-	292,000.00	-	-	-	84,480.00	-	-	376,480.00
2 2021	-	-	292,000.00	-	-	-	84,480.00	-	-	376,480.00
3 2022	-	-	292,000.00	-	-	-	84,480.00	-	-	376,480.00
4 2023	-	-	292,000.00	-	-	-	84,480.00	-	-	376,480.00
5 2024	-	-	292,000.00	-	-	-	84,480.00	-	-	376,480.00
6 2025	-	-	292,000.00	-	-	-	84,480.00	-	-	376,480.00
7 2026	-	-	292,000.00	-	-	-	84,480.00	-	-	376,480.00
8 2027	-	-	292,000.00	-	-	-	84,480.00	-	-	376,480.00
9 2028	-	-	292,000.00	-	-	-	84,480.00	-	-	376,480.00
10 2029	-	-	292,000.00	-	-	-	84,480.00	-	-	376,480.00
11 2030	-	-	292,000.00	-	-	-	84,480.00	-	-	376,480.00
12 2031	-	-	292,000.00	-	-	-	84,480.00	-	-	376,480.00
13 2032	-	-	292,000.00	-	-	-	84,480.00	-	-	376,480.00
14 2033	-	-	292,000.00	-	-	-	84,480.00	-	-	376,480.00
15 2034	-	-	292,000.00	-	-	-	84,480.00	-	-	376,480.00
16 2035	-	-	292,000.00	-	-	-	84,480.00	-	-	376,480.00
17 2036	-	-	292,000.00	-	-	-	84,480.00	-	-	376,480.00
18 2037	-	-	292,000.00	-	-	-	84,480.00	-	-	376,480.00
19 2038	-	-	292,000.00	-	-	-	84,480.00	-	-	376,480.00
20 2039	-	-	292,000.00	-	-	-	84,480.00	-	-	376,480.00
21 2040	-	-	292,000.00	-	-	-	84,480.00	-	-	376,480.00
22 2041	-	-	292,000.00	-	-	-	84,480.00	-	-	376,480.00
23 2042	-	-	292,000.00	-	-	-	84,480.00	-	-	376,480.00
24 2043	-	-	292,000.00	-	-	-	84,480.00	-	-	376,480.00
25 2044	-	4,000,000.00	292,000.00	-	-	-	84,480.00	-	-	4,376,480.00
<b>Total</b>	-	4,000,000.00	7,300,000.00	-	-	-	2,112,000.00	-	-	13,412,000.00

Discount Rate

5.00%

Net Present Value

\$6,487,299.34

Town of Sudbury  
 Melone RFP - Quarry North  
 Net Present Value Estimate

Year	Contributed Cash	Contributed Property	Lease Payments	Real Estate Taxes	Excise Taxes	Personal Property Taxes	Payments In Lieu of Taxes	Other Contributions	Associated Costs	Annual Total
1 2020	1,000,000.00	2,971,000.00	-	1,468,741.00	129,000.00	-	-	-	(730,003.00)	4,838,738.00
2 2021	-	-	-	1,505,459.53	129,000.00	-	-	-	(751,903.09)	882,556.44
3 2022	-	-	-	1,543,096.01	129,000.00	-	-	-	(774,460.18)	897,635.83
4 2023	-	-	-	1,581,673.41	129,000.00	-	-	-	(797,693.99)	912,979.43
5 2024	-	-	-	1,621,215.25	129,000.00	-	-	-	(821,624.81)	928,590.44
6 2025	-	-	-	1,661,745.63	129,000.00	-	-	-	(846,273.55)	944,472.08
7 2026	-	-	-	1,703,289.27	129,000.00	-	-	-	(871,661.76)	960,627.51
8 2027	-	-	-	1,745,871.50	129,000.00	-	-	-	(897,811.61)	977,059.89
9 2028	-	-	-	1,789,518.29	129,000.00	-	-	-	(924,745.96)	993,772.33
10 2029	-	-	-	1,834,256.25	129,000.00	-	-	-	(952,488.34)	1,010,767.91
11 2030	-	-	-	1,880,112.65	129,000.00	-	-	-	(981,062.99)	1,028,049.66
12 2031	-	-	-	1,927,115.47	129,000.00	-	-	-	(1,010,494.88)	1,045,620.59
13 2032	-	-	-	1,975,293.36	129,000.00	-	-	-	(1,040,809.72)	1,063,483.63
14 2033	-	-	-	2,024,675.69	129,000.00	-	-	-	(1,072,034.02)	1,081,641.67
15 2034	-	-	-	2,075,292.58	129,000.00	-	-	-	(1,104,195.04)	1,100,097.55
16 2035	-	-	-	2,127,174.90	129,000.00	-	-	-	(1,137,320.89)	1,118,854.01
17 2036	-	-	-	2,180,354.27	129,000.00	-	-	-	(1,171,440.51)	1,137,913.76
18 2037	-	-	-	2,234,863.13	129,000.00	-	-	-	(1,206,583.73)	1,157,279.40
19 2038	-	-	-	2,290,734.70	129,000.00	-	-	-	(1,242,781.24)	1,176,953.46
20 2039	-	-	-	2,348,003.07	129,000.00	-	-	-	(1,280,064.68)	1,196,938.39
21 2040	-	-	-	2,406,703.15	129,000.00	-	-	-	(1,318,466.62)	1,217,236.53
22 2041	-	-	-	2,466,870.73	129,000.00	-	-	-	(1,358,020.62)	1,237,850.11
23 2042	-	-	-	2,528,542.50	129,000.00	-	-	-	(1,398,761.24)	1,258,781.26
24 2043	-	-	-	2,591,756.06	129,000.00	-	-	-	(1,440,724.07)	1,280,031.98
25 2044	-	-	-	2,656,549.96	129,000.00	-	-	-	(1,483,945.80)	1,301,604.16
<b>Total</b>	<b>1,000,000.00</b>	<b>2,971,000.00</b>	<b>-</b>	<b>50,168,908.36</b>	<b>3,225,000.00</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(26,615,372.33)</b>	<b>30,749,536.02</b>

Discount Rate

5.00%

Net Present Value

\$18,253,549.68

Town of Sudbury  
 Melone RFP - Cavicchio  
 Net Present Value Estimate

Year	Contributed Cash	Contributed Property	Lease Payments	Real Estate Taxes	Excise Taxes	Personal Property Taxes	Payments In Lieu of Taxes	Other Contributions	Associated Costs	Annual Total
1	2020	4,000,000.00	-	97,000.00	-	-	-	50,000.00	(50,000.00)	4,097,000.00
2	2021	-	-	99,425.00	-	-	-	50,000.00	(50,000.00)	99,425.00
3	2022	-	-	800.00	-	-	-	50,000.00	(50,000.00)	800.00
4	2023	-	-	820.00	-	-	-	50,000.00	(50,000.00)	820.00
5	2024	-	-	840.50	-	-	-	50,000.00	(50,000.00)	840.50
6	2025	-	-	861.51	-	-	-	50,000.00	(50,000.00)	861.51
7	2026	-	-	883.05	-	-	-	50,000.00	(50,000.00)	883.05
8	2027	-	-	905.13	-	-	-	50,000.00	(50,000.00)	905.13
9	2028	-	-	927.75	-	-	-	50,000.00	(50,000.00)	927.75
10	2029	-	-	950.95	-	-	-	50,000.00	(50,000.00)	950.95
11	2030	-	-	974.72	-	-	-	-	-	974.72
12	2031	-	-	999.09	-	-	-	-	-	999.09
13	2032	-	-	1,024.07	-	-	-	-	-	1,024.07
14	2033	-	-	1,049.67	-	-	-	-	-	1,049.67
15	2034	-	-	1,075.91	-	-	-	-	-	1,075.91
16	2035	-	-	1,102.81	-	-	-	-	-	1,102.81
17	2036	-	-	1,130.38	-	-	-	-	-	1,130.38
18	2037	-	-	1,158.64	-	-	-	-	-	1,158.64
19	2038	-	-	1,187.60	-	-	-	-	-	1,187.60
20	2039	-	-	1,217.29	-	-	-	-	-	1,217.29
21	2040	-	-	1,247.73	-	-	-	-	-	1,247.73
22	2041	-	-	1,278.92	-	-	-	-	-	1,278.92
23	2042	-	-	1,310.89	-	-	-	-	-	1,310.89
24	2043	-	-	1,343.67	-	-	-	-	-	1,343.67
25	2044	-	-	1,377.26	-	-	-	-	-	1,377.26
Total	4,000,000.00	-	-	220,892.54	-	-	-	500,000.00	(500,000.00)	4,220,892.54

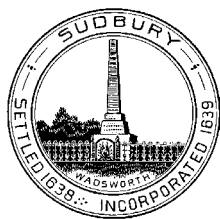
Discount Rate

5.00%

Net Present Value

\$4,004,436.09





# Town of Sudbury

*Land Acquisition Review Committee*

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

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

August 14, 2018

Board of Selectmen  
Flynn Building  
278 Old Sudbury Road  
Sudbury, MA 01776

RE: Melone Property Proposal Comments

Dear Selectmen,

The Land Acquisition Review Committee (the “LARC” or the “Committee”) met this morning to discuss the proposals under consideration by the Board of Selectmen (the “Board”) in response to the Request for Proposals issued by the Board for the development of the town-owned Melone Property on North Road.

The Land Acquisition Review Committee is generally involved in evaluating the Town’s proposals and opportunities for acquisition of land, not the disposition of land. The discussion therefore focused on the potential land swap proposed by Quarry North, LLC. Based on the assumption that a 350 or more unit-housing complex will be constructed at one of the two locations, the Committee focused its discussion on evaluating the two location options: the town center/Sudbury Station proposal or the Melone property /Quarry North, LLC proposal.

The Committee voted unanimously to support the housing development be located at the Melone property after evaluating the two locations under the guidelines intended for LARC’s consideration. The mission statement indicates the following needs of the Town be considered in evaluating property:

- to preserve the character of Sudbury so defined by the Master Plan
- to provide alternative housing so defined by the Housing Plan
- to preserve and protect open space for conservation and recreation purposes, utilizing the Open Space and Recreation Plan
- to provide for community activities
- to preserve for future town/school use
- to enhance municipal revenue, including commercial potential of properties
- to protect natural resources, including water resources

The Committee felt that the Melone property location was more advantageous for the Town than the town center location on each of the above criteria. Protection of the resources in the Town’s historic center and the open space continuity are the paramount concerns of the Committee.

The Committee recognized there is still much uncertainty in the details of the Quarry North, LLP project, but hopes the LIP process will allow the town's interests to be strongly considered. During the design of the project, the Town will need to carefully plan to ensure protection of water and natural resources and negotiate mitigation to compensate for impacts to town services.

The Committee stressed that low impact use of the town center location is ideal. There is significant continuity between the property and existing conservation lands, including potentially connecting to the Broadacres Farm property should the Town acquire it, via the Wake Robin Wood property. Expansion of the cemetery, recreational, or other uses consistent with the protection of the historic character and conservation of open space would be more feasible than development of the area.

Thank you for the opportunity to comment.

Sincerely,

LARC Members

**Golden, Patricia**

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**From:** Donoghue, Meagen  
**Sent:** Tuesday, August 14, 2018 5:03 PM  
**To:** Golden, Patricia  
**Subject:** FW: For your ZBA Review

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**From:** John Riordan <johnriordan51@hotmail.com>  
**Sent:** Tuesday, August 14, 2018 12:30 PM  
**To:** Donoghue, Meagen <DonoghueM@sudbury.ma.us>  
**Subject:** Re: For your ZBA Review

Good on the ZBA letter (Melone). Working on the decisionsa now.

John

---

**From:** Donoghue, Meagen <[DonoghueM@sudbury.ma.us](mailto:DonoghueM@sudbury.ma.us)>  
**Sent:** Monday, August 13, 2018 11:56 AM  
**To:** [Johnriordan51@hotmail.com](mailto:Johnriordan51@hotmail.com)  
**Cc:** Vert, Lillian  
**Subject:** For your ZBA Review

Hi John,

I hope you had a nice weekend.

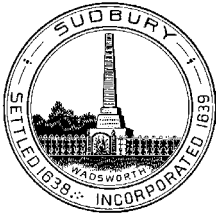
I was wondering if you had a chance to read through the Melone letter I worked on and sent you last week. If not, I've attached it here again for you.

Also, please review the following Decisions:

18-25-Nawshawtuck CC  
 18-26

**Meagen P. Donoghue**  
 Director of Planning & Community Development  
 Town of Sudbury, MA  
[donoghuem@sudbury.ma.us](mailto:donoghuem@sudbury.ma.us) | (978) 639-3398 | <https://sudbury.ma.us/pcd/>

Attachment4.t: ZBA Letter Approval (2885 : Public Forum on Melone Submissions)



# Town of Sudbury

## Board of Appeals

appeals@sudbury.ma.us

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

<https://sudbury.ma.us/planning>

August 8, 2018

Board of Selectmen  
Flynn Building  
278 Old Sudbury Road  
Sudbury, MA 01776

Gentlemen & women,

This evening, the Sudbury Zoning Board of Appeals (the “ZBA”) met in open session to discuss the ZBA members’ reaction to the applications submitted in response to the Requests for Proposals issued by the Sudbury Board of Selectmen (the “Board”) regarding the development of the approximately 46 acre parcel of land on North Road commonly known as the “Melone Property”. At the conclusion of its discussion, the ZBA unanimously voted to strongly recommend that the Board pursue the proposal presented by Quarry North, LLC, in light of the ZBA’s mandate to best develop the town’s resources under the Sudbury zoning bylaws and State law governing the Town.

Notwithstanding such endorsement, the ZBA urges the Board to refrain from committing the Town to unit numbers and other strict rules regarding the site, which would preclude good faith negotiation with the developer as to the most appropriate use and improvement of the property. The ZBA is committed to the best development of Town resources, and feels that in prior similar developments it has demonstrated reserve, prudence, and friendly discussion with developers, all the while serving the Town’s obligations in consideration of Massachusetts statutory requirements. The ZBA respectfully requests the same latitude with respect to any proposal regarding the Melone Property.

Sincerely,

John Riordan Esq.  
Chair

## 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](mailto:townmanager@sudbury.ma.us)

Melissa Murphy-Rodrigues, Esq.  
Town Manager

To: Honorable Board of Selectmen

From: Dennis Keohane, Finance Director and Melissa Rodrigues, Town Manager

RE: Melone proposals

Date: UPDATED AUGUST 14

Dear Honorable Board,

Thank you for the opportunity to review the three proposals for the re-use of the Melone property. We looked at these proposals in a vacuum and considering the limited information that we currently have. Please remember that these are all estimates. These numbers and assumptions will change as we move through this process.

In order to be fair to the three proposals and to compare the items in the most logical way possible, we used the 25-year lease offered by EDF as our benchmark for determining value over a period of time. We used the \$4,000,000 sale price offered by Cavicchio as our benchmark for current land value.

We assumed a discount rate of 5%. We also assumed that taxes would increase each year by 2.5% and Town costs would increase 3% annually.

The summary of the proposals, in alphabetical order, is as follows:

### **Cavicchio**

Cavicchio has an offer price of \$4,000,000.

Taxes in the first two years would be approximately \$97,000 and \$99,000. Once the property has been converted to an agricultural use, the taxes would be approximately \$800 per year, with an assumed 2.5% annual increase. The current proposal would generate no personal property tax or excise tax.

This proposal would require little to no municipal resources.

The total estimated value of the proposal at the end of the 25-year period is \$4,220,893, with a net present value of \$4,004,436.

### **EDF Renewable**

EDF Renewable proposes a twenty-five-year lease with two separate payments: a lease payment of \$292,000 and a payment in lieu of taxes of \$84,280. We did not build in any escalation of payments due to the nature of the PILOT.

The current proposal would generate no real estate tax, personal property tax, or excise tax. This proposal would require little to no municipal resources.

The total estimated value of the proposal at the end of the 25-year period is \$13,412,000, with a net present value of \$6,487,299. Note this includes the \$4,000,000 of land value because we retain the property.

### **Quarry North (Exhibit C)**

Quarry North offers both a \$1,000,000 cash payment and a land swap. According to Quarry North, that land is valued at \$6,885,478, however, we have assumed the value of \$4,346,000 based on the Cavicchio's offer. We used Cavicchio's price per acre as a baseline to compare the properties.

Estimated real estate tax payments over 25 years to the Town of Sudbury would equal \$50,168,908. Excise tax payments are estimated to be \$3,222,650. Note that real estate taxes are calculated using the estimated values presented by the Developer.

Estimated Town costs associated with this development are \$31,315,190 over 25 years. In order to calculate the cost to the Town, we used the fiscal analysis for the Weston Quarry project. That analysis was done in February 2017. We applied the formulas used in that analysis to not only the Quarry North project, but also the Sudbury Station Project. The Weston Quarry project is comprised of 345 units on 73 acres. It has a commercial component, which we backed out when doing our analysis. We made these assumptions based on the limited information currently available, but hope this helps with the conversation. We recognize that these are different assumptions than we used in the Meadow Walk project. We thought it was important to use the Weston Quarry analysis because it accounted for Concord Mew's actual impacts.

The total value of the proposal is \$27,422,368, with a net present value of \$17,101,568.

Based on comments from the Board, we did an additional analysis using the fiscal review completed for the Meadow Walk project. That analysis was completed in 2016. We again applied the formulas used in the Meadow Walk Analysis to both Sudbury Station and the

Quarry North project. The Meadow Walk project has 250 rental apartments and 60 age restricted condos on 50 acres.

We took the FY16 costs and inflated it to represent the FY19 costs. The excise tax payments in this scenario are \$116,736 per year, with a total of \$2,918,400. Estimated town costs are \$42,983,103. The total value of the proposal is \$15,450,206 with a net present value of \$10,822,323.

	Weston Quarry	Sudbury Station	Quarry North
Acres	73 acres	39.87 acres	36.7 acres
Population estimate	704	510	673
units	345 units	250 units	330 units
% affordable	25%	25%	25%
excise	\$134,675	\$97,656	\$128,906
Number of public safety calls	183	132	175
cost of each call	\$360	\$360	\$360
Total cost police	\$65,880	\$47,520	\$63,000
Number of fire calls	87	62	83
cost per fire call	\$2,145	\$2,145	\$2,145
Total cost fire and ambulance	\$186,615	\$132,990	\$178,035
recreation	\$28,864 (\$41 per capita)	\$20,910	\$27,593
Health	\$48,273 (\$68.57 per capita)	\$34,971	\$46,148
number of students*	110	77	105
cost students	\$435,000	\$304,500	\$415,227
COST	\$764,632	\$540,891	\$730,003
*60% of units x .518			

	Meadow Walk	Sudbury Station	Quarry North
Acres	50	39.87 acres	36.7 acres
Population estimate	537	461	608
units	358	250 units	330 units
% affordable	25%	25%	25%
excise	\$103,300	\$88,512	\$116,736
Cost municipal services (nonschool)	\$380,968	\$255,399	\$338,306
number of students*	65	65	78
cost students	\$700,524	\$700,524	\$840,629
COST	\$978,192	\$867,411	\$934,705



Weston

<u>Proposal</u>	<u>NPV</u>
Cavicchio	\$4,004,436.09
EDF	\$6,487,299.34
Quarry North	\$17,101,567.51

Town of Sudbury  
 Melone RFP - EDF  
 Net Present Value Estimate

Year	Contributed Cash	Contributed Property	Lease Payments	Real Estate Taxes	Excise Taxes	Personal Property Taxes	Payments In Lieu of Taxes	Other Contributions	Associated Costs	Annual Total
1	2020	-	292,000.00	-	-	-	84,480.00	-	-	376,480.00
2	2021	-	292,000.00	-	-	-	84,480.00	-	-	376,480.00
3	2022	-	292,000.00	-	-	-	84,480.00	-	-	376,480.00
4	2023	-	292,000.00	-	-	-	84,480.00	-	-	376,480.00
5	2024	-	292,000.00	-	-	-	84,480.00	-	-	376,480.00
6	2025	-	292,000.00	-	-	-	84,480.00	-	-	376,480.00
7	2026	-	292,000.00	-	-	-	84,480.00	-	-	376,480.00
8	2027	-	292,000.00	-	-	-	84,480.00	-	-	376,480.00
9	2028	-	292,000.00	-	-	-	84,480.00	-	-	376,480.00
10	2029	-	292,000.00	-	-	-	84,480.00	-	-	376,480.00
11	2030	-	292,000.00	-	-	-	84,480.00	-	-	376,480.00
12	2031	-	292,000.00	-	-	-	84,480.00	-	-	376,480.00
13	2032	-	292,000.00	-	-	-	84,480.00	-	-	376,480.00
14	2033	-	292,000.00	-	-	-	84,480.00	-	-	376,480.00
15	2034	-	292,000.00	-	-	-	84,480.00	-	-	376,480.00
16	2035	-	292,000.00	-	-	-	84,480.00	-	-	376,480.00
17	2036	-	292,000.00	-	-	-	84,480.00	-	-	376,480.00
18	2037	-	292,000.00	-	-	-	84,480.00	-	-	376,480.00
19	2038	-	292,000.00	-	-	-	84,480.00	-	-	376,480.00
20	2039	-	292,000.00	-	-	-	84,480.00	-	-	376,480.00
21	2040	-	292,000.00	-	-	-	84,480.00	-	-	376,480.00
22	2041	-	292,000.00	-	-	-	84,480.00	-	-	376,480.00
23	2042	-	292,000.00	-	-	-	84,480.00	-	-	376,480.00
24	2043	-	292,000.00	-	-	-	84,480.00	-	-	376,480.00
25	2044	-	4,000,000.00	-	-	-	84,480.00	-	-	4,376,480.00
<b>Total</b>	-	4,000,000.00	7,300,000.00	-	-	-	2,112,000.00	-	-	13,412,000.00

Discount Rate

5.00%

Net Present Value

\$6,487,299.34

Town of Sudbury  
 Melone RFP - Quarry North  
 Net Present Value Estimate  
 Weston assumption

Year	Contributed Cash	Contributed Property	Lease Payments	Real Estate Taxes	Excise Taxes	Personal Property Taxes	Payments In Lieu of Taxes	Other Contributions	Associated Costs	Annual Total
1	2020	1,000,000.00	4,346,000.00	-	1,468,741.00	128,906.00	-	-	(858,909.00)	6,084,738.00
2	2021	-	-	1,505,459.53	128,906.00	-	-	-	(884,676.27)	749,689.26
3	2022	-	-	1,543,096.01	128,906.00	-	-	-	(911,216.56)	760,785.46
4	2023	-	-	1,581,673.41	128,906.00	-	-	-	(938,553.05)	772,026.36
5	2024	-	-	1,621,215.25	128,906.00	-	-	-	(966,709.65)	783,411.60
6	2025	-	-	1,661,745.63	128,906.00	-	-	-	(995,710.94)	794,940.69
7	2026	-	-	1,703,289.27	128,906.00	-	-	-	(1,025,582.26)	806,613.01
8	2027	-	-	1,745,871.50	128,906.00	-	-	-	(1,056,349.73)	818,427.77
9	2028	-	-	1,789,518.29	128,906.00	-	-	-	(1,088,040.22)	830,384.07
10	2029	-	-	1,834,256.25	128,906.00	-	-	-	(1,120,681.43)	842,480.82
11	2030	-	-	1,880,112.65	128,906.00	-	-	-	(1,154,301.87)	854,716.78
12	2031	-	-	1,927,115.47	128,906.00	-	-	-	(1,188,930.93)	867,090.54
13	2032	-	-	1,975,293.36	128,906.00	-	-	-	(1,224,598.86)	879,600.50
14	2033	-	-	2,024,675.69	128,906.00	-	-	-	(1,261,336.82)	892,244.87
15	2034	-	-	2,075,292.58	128,906.00	-	-	-	(1,299,176.93)	905,021.65
16	2035	-	-	2,127,174.90	128,906.00	-	-	-	(1,338,152.24)	917,928.66
17	2036	-	-	2,180,354.27	128,906.00	-	-	-	(1,378,296.80)	930,963.47
18	2037	-	-	2,234,863.13	128,906.00	-	-	-	(1,419,645.71)	944,123.42
19	2038	-	-	2,290,734.70	128,906.00	-	-	-	(1,462,235.08)	957,405.63
20	2039	-	-	2,348,003.07	128,906.00	-	-	-	(1,506,102.13)	970,806.94
21	2040	-	-	2,406,703.15	128,906.00	-	-	-	(1,551,285.19)	984,323.95
22	2041	-	-	2,466,870.73	128,906.00	-	-	-	(1,597,823.75)	997,952.98
23	2042	-	-	2,528,542.50	128,906.00	-	-	-	(1,645,758.46)	1,011,690.03
24	2043	-	-	2,591,756.06	128,906.00	-	-	-	(1,695,131.22)	1,025,530.84
25	2044	-	-	2,656,549.96	128,906.00	-	-	-	(1,745,985.15)	1,039,470.81
<b>Total</b>	<b>1,000,000.00</b>	<b>4,346,000.00</b>	<b>-</b>	<b>50,168,908.36</b>	<b>3,222,650.00</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(31,315,190.26)</b>	<b>27,422,368.10</b>

Discount Rate 5.00%

Net Present Value \$17,101,567.51

Town of Sudbury  
 Melone RFP - Cavicchio  
 Net Present Value Estimate

Year	Contributed Cash	Contributed Property	Lease Payments	Real Estate Taxes	Excise Taxes	Personal Property Taxes	Payments In Lieu of Taxes	Other Contributions	Associated Costs	Annual Total
1	2020	4,000,000.00	-	97,000.00	-	-	-	50,000.00	(50,000.00)	4,097,000.00
2	2021	-	-	99,425.00	-	-	-	50,000.00	(50,000.00)	99,425.00
3	2022	-	-	800.00	-	-	-	50,000.00	(50,000.00)	800.00
4	2023	-	-	820.00	-	-	-	50,000.00	(50,000.00)	820.00
5	2024	-	-	840.50	-	-	-	50,000.00	(50,000.00)	840.50
6	2025	-	-	861.51	-	-	-	50,000.00	(50,000.00)	861.51
7	2026	-	-	883.05	-	-	-	50,000.00	(50,000.00)	883.05
8	2027	-	-	905.13	-	-	-	50,000.00	(50,000.00)	905.13
9	2028	-	-	927.75	-	-	-	50,000.00	(50,000.00)	927.75
10	2029	-	-	950.95	-	-	-	50,000.00	(50,000.00)	950.95
11	2030	-	-	974.72	-	-	-	-	-	974.72
12	2031	-	-	999.09	-	-	-	-	-	999.09
13	2032	-	-	1,024.07	-	-	-	-	-	1,024.07
14	2033	-	-	1,049.67	-	-	-	-	-	1,049.67
15	2034	-	-	1,075.91	-	-	-	-	-	1,075.91
16	2035	-	-	1,102.81	-	-	-	-	-	1,102.81
17	2036	-	-	1,130.38	-	-	-	-	-	1,130.38
18	2037	-	-	1,158.64	-	-	-	-	-	1,158.64
19	2038	-	-	1,187.60	-	-	-	-	-	1,187.60
20	2039	-	-	1,217.29	-	-	-	-	-	1,217.29
21	2040	-	-	1,247.73	-	-	-	-	-	1,247.73
22	2041	-	-	1,278.92	-	-	-	-	-	1,278.92
23	2042	-	-	1,310.89	-	-	-	-	-	1,310.89
24	2043	-	-	1,343.67	-	-	-	-	-	1,343.67
25	2044	-	-	1,377.26	-	-	-	-	-	1,377.26
<b>Total</b>		<b>4,000,000.00</b>	<b>-</b>	<b>220,892.54</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>500,000.00</b>	<b>(500,000.00)</b>	<b>4,220,892.54</b>

Discount Rate 5.00%

Net Present Value \$4,004,436.09

<u>Proposal</u>	<u>NPV</u>
Cavicchio	\$4,004,436.09
EDF	\$6,487,299.34
Quarry North	\$10,822,322.80

Town of Sudbury  
 Melone RFP - EDF  
 Net Present Value Estimate

Year	Contributed		Lease Payments	Real Estate Taxes		Excise Taxes	Personal Property Taxes		Payments		Annual Total
	Cash	Property		Estate Taxes	Property Taxes		In Lieu of Taxes	Other Contributions	Associated Costs		
1 2020	-	-	292,000.00	-	-	-	-	-	84,480.00	-	376,480.00
2 2021	-	-	292,000.00	-	-	-	-	-	84,480.00	-	376,480.00
3 2022	-	-	292,000.00	-	-	-	-	-	84,480.00	-	376,480.00
4 2023	-	-	292,000.00	-	-	-	-	-	84,480.00	-	376,480.00
5 2024	-	-	292,000.00	-	-	-	-	-	84,480.00	-	376,480.00
6 2025	-	-	292,000.00	-	-	-	-	-	84,480.00	-	376,480.00
7 2026	-	-	292,000.00	-	-	-	-	-	84,480.00	-	376,480.00
8 2027	-	-	292,000.00	-	-	-	-	-	84,480.00	-	376,480.00
9 2028	-	-	292,000.00	-	-	-	-	-	84,480.00	-	376,480.00
10 2029	-	-	292,000.00	-	-	-	-	-	84,480.00	-	376,480.00
11 2030	-	-	292,000.00	-	-	-	-	-	84,480.00	-	376,480.00
12 2031	-	-	292,000.00	-	-	-	-	-	84,480.00	-	376,480.00
13 2032	-	-	292,000.00	-	-	-	-	-	84,480.00	-	376,480.00
14 2033	-	-	292,000.00	-	-	-	-	-	84,480.00	-	376,480.00
15 2034	-	-	292,000.00	-	-	-	-	-	84,480.00	-	376,480.00
16 2035	-	-	292,000.00	-	-	-	-	-	84,480.00	-	376,480.00
17 2036	-	-	292,000.00	-	-	-	-	-	84,480.00	-	376,480.00
18 2037	-	-	292,000.00	-	-	-	-	-	84,480.00	-	376,480.00
19 2038	-	-	292,000.00	-	-	-	-	-	84,480.00	-	376,480.00
20 2039	-	-	292,000.00	-	-	-	-	-	84,480.00	-	376,480.00
21 2040	-	-	292,000.00	-	-	-	-	-	84,480.00	-	376,480.00
22 2041	-	-	292,000.00	-	-	-	-	-	84,480.00	-	376,480.00
23 2042	-	-	292,000.00	-	-	-	-	-	84,480.00	-	376,480.00
24 2043	-	-	292,000.00	-	-	-	-	-	84,480.00	-	376,480.00
25 2044	-	4,000,000.00	292,000.00	-	-	-	-	-	84,480.00	-	4,376,480.00
<b>Total</b>	-	4,000,000.00	7,300,000.00	-	-	-	-	-	2,112,000.00	-	13,412,000.00

Discount Rate

5.00%

Net Present Value

\$6,487,299.34

Town of Sudbury  
 Melone RFP - Quarry North  
 Net Present Value Estimate  
 Meadow walk assumptions

Year	Contributed Cash	Contributed Property	Lease Payments	Real Estate Taxes	Excise Taxes	Personal Property Taxes	Payments In Lieu of Taxes	Other Contributions	Associated Costs	Annual Total
1	2020	1,000,000.00	4,346,000.00	-	1,468,741.00	116,736.00	-	-	(1,178,935.00)	5,752,542.00
2	2021	-	-	-	1,505,459.53	116,736.00	-	-	(1,214,303.05)	407,892.48
3	2022	-	-	-	1,543,096.01	116,736.00	-	-	(1,250,732.14)	409,099.87
4	2023	-	-	-	1,581,673.41	116,736.00	-	-	(1,288,254.11)	410,155.31
5	2024	-	-	-	1,621,215.25	116,736.00	-	-	(1,326,901.73)	411,049.52
6	2025	-	-	-	1,661,745.63	116,736.00	-	-	(1,366,708.78)	411,772.85
7	2026	-	-	-	1,703,289.27	116,736.00	-	-	(1,407,710.04)	412,315.23
8	2027	-	-	-	1,745,871.50	116,736.00	-	-	(1,449,941.35)	412,666.16
9	2028	-	-	-	1,789,518.29	116,736.00	-	-	(1,493,439.59)	412,814.70
10	2029	-	-	-	1,834,256.25	116,736.00	-	-	(1,538,242.77)	412,749.47
11	2030	-	-	-	1,880,112.65	116,736.00	-	-	(1,584,390.06)	412,458.60
12	2031	-	-	-	1,927,115.47	116,736.00	-	-	(1,631,921.76)	411,929.71
13	2032	-	-	-	1,975,293.36	116,736.00	-	-	(1,680,879.41)	411,149.95
14	2033	-	-	-	2,024,675.69	116,736.00	-	-	(1,731,305.79)	410,105.90
15	2034	-	-	-	2,075,292.58	116,736.00	-	-	(1,783,244.97)	408,783.62
16	2035	-	-	-	2,127,174.90	116,736.00	-	-	(1,836,742.32)	407,168.58
17	2036	-	-	-	2,180,354.27	116,736.00	-	-	(1,891,844.59)	405,245.68
18	2037	-	-	-	2,234,863.13	116,736.00	-	-	(1,948,599.92)	402,999.20
19	2038	-	-	-	2,290,734.70	116,736.00	-	-	(2,007,057.92)	400,412.78
20	2039	-	-	-	2,348,003.07	116,736.00	-	-	(2,067,269.66)	397,469.41
21	2040	-	-	-	2,406,703.15	116,736.00	-	-	(2,129,287.75)	394,151.40
22	2041	-	-	-	2,466,870.73	116,736.00	-	-	(2,193,166.38)	390,440.35
23	2042	-	-	-	2,528,542.50	116,736.00	-	-	(2,258,961.37)	386,317.12
24	2043	-	-	-	2,591,756.06	116,736.00	-	-	(2,326,730.21)	381,761.84
25	2044	-	-	-	2,656,549.96	116,736.00	-	-	(2,396,532.12)	376,753.84
<b>Total</b>										
		1,000,000.00	4,346,000.00	-	50,168,908.36	2,918,400.00	-	-	(42,983,102.78)	15,450,205.57

Discount Rate

5.00%

Net Present Value

\$10,822,322.80

Town of Sudbury  
 Melone RFP - Cavicchio  
 Net Present Value Estimate

Year	Contributed Cash	Contributed Property	Lease Payments	Real Estate Taxes	Excise Taxes	Personal Property Taxes	Payments In Lieu of Taxes	Other Contributions	Associated Costs	Annual Total
1	2020	4,000,000.00	-	97,000.00	-	-	-	50,000.00	(50,000.00)	4,097,000.00
2	2021	-	-	99,425.00	-	-	-	50,000.00	(50,000.00)	99,425.00
3	2022	-	-	800.00	-	-	-	50,000.00	(50,000.00)	800.00
4	2023	-	-	820.00	-	-	-	50,000.00	(50,000.00)	820.00
5	2024	-	-	840.50	-	-	-	50,000.00	(50,000.00)	840.50
6	2025	-	-	861.51	-	-	-	50,000.00	(50,000.00)	861.51
7	2026	-	-	883.05	-	-	-	50,000.00	(50,000.00)	883.05
8	2027	-	-	905.13	-	-	-	50,000.00	(50,000.00)	905.13
9	2028	-	-	927.75	-	-	-	50,000.00	(50,000.00)	927.75
10	2029	-	-	950.95	-	-	-	50,000.00	(50,000.00)	950.95
11	2030	-	-	974.72	-	-	-	-	-	974.72
12	2031	-	-	999.09	-	-	-	-	-	999.09
13	2032	-	-	1,024.07	-	-	-	-	-	1,024.07
14	2033	-	-	1,049.67	-	-	-	-	-	1,049.67
15	2034	-	-	1,075.91	-	-	-	-	-	1,075.91
16	2035	-	-	1,102.81	-	-	-	-	-	1,102.81
17	2036	-	-	1,130.38	-	-	-	-	-	1,130.38
18	2037	-	-	1,158.64	-	-	-	-	-	1,158.64
19	2038	-	-	1,187.60	-	-	-	-	-	1,187.60
20	2039	-	-	1,217.29	-	-	-	-	-	1,217.29
21	2040	-	-	1,247.73	-	-	-	-	-	1,247.73
22	2041	-	-	1,278.92	-	-	-	-	-	1,278.92
23	2042	-	-	1,310.89	-	-	-	-	-	1,310.89
24	2043	-	-	1,343.67	-	-	-	-	-	1,343.67
25	2044	-	-	1,377.26	-	-	-	-	-	1,377.26
Total	4,000,000.00	-	-	220,892.54	-	-	-	500,000.00	(500,000.00)	4,220,892.54

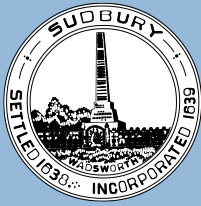
Discount Rate

5.00%

Net Present Value

\$4,004,436.09





SUDBURY BOARD OF SELECTMEN  
Tuesday, August 14, 2018

**MISCELLANEOUS (UNTIMED)**

**5: Melone discussion**

REQUESTOR SECTION

Date of request:

Requested by: Patty Golden

Formal Title: Discussion on Melone submissions

Recommendations/Suggested Motion/Vote: Discussion on Melone submissions

Background Information:

Financial impact expected:

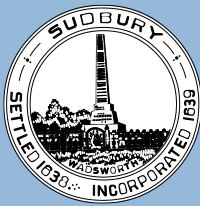
Approximate agenda time requested:

Representative(s) expected to attend meeting:

Review:

Patty Golden	Pending
Melissa Murphy-Rodrigues	Pending
Jonathan Silverstein	Pending
Robert C. Haarde	Pending
Board of Selectmen	Pending

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SUDBURY BOARD OF SELECTMEN  
Tuesday, August 14, 2018

**MISCELLANEOUS (UNTIMED)**

**6: Ratify vote taken in Exec Session for collective bargaining**

REQUESTOR SECTION

Date of request:

Requested by: Patty Golden

Formal Title: (1) Discussion and vote on whether to approve the Memorandum of Agreement (MOA) between the Town of Sudbury and the Sudbury Laborers' Public Employees Local #1156, and ratify the vote taken in Executive Session between the Town of Sudbury and the Laborer's Union. (2) Also, discussion and vote on whether to approve the Memorandum of Agreement (MOA) between the Town of Sudbury and the Sudbury Police Union, MCOP Local 370,, and ratify the vote taken in Executive Session between the Town of Sudbury and the Police Union.

Recommendations/Suggested Motion/Vote: (1) Discussion and vote on whether to approve the Memorandum of Agreement (MOA) between the Town of Sudbury and the Sudbury Laborers' Public Employees Local #1156, and ratify the vote taken in Executive Session between the Town of Sudbury and the Laborer's Union.

(2) Also, discussion and vote on whether to approve the Memorandum of Agreement (MOA) between the Town of Sudbury and the Sudbury Police Union, MCOP Local 370, and ratify the vote taken in Executive Session between the Town of Sudbury and the Police Union.

Background Information:

Financial impact expected:

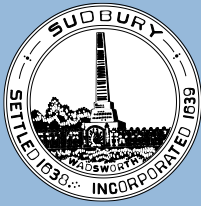
Approximate agenda time requested:

Representative(s) expected to attend meeting:

Review:

Patty Golden	Pending
Melissa Murphy-Rodrigues	Pending
Jonathan Silverstein	Pending
Robert C. Haarde	Pending
Board of Selectmen	Pending

08/14/2018 6:50 PM



SUDBURY BOARD OF SELECTMEN  
Tuesday, August 14, 2018

**MISCELLANEOUS (UNTIMED)**

**7: Sewer Discussion**

REQUESTOR SECTION

Date of request:

Requestor: Dan Nason, DPW Director

Formal Title: Discussion on Sewer. Dan Nason, DPW Director, to attend.

Recommendations/Suggested Motion/Vote: Discussion on Sewer. Dan Nason, DPW Director, to attend.

Background Information:

Financial impact expected:

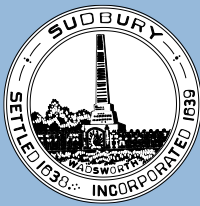
Approximate agenda time requested:

Representative(s) expected to attend meeting: Dan Nason

Review:

Patty Golden	Pending
Melissa Murphy-Rodrigues	Pending
Jonathan Silverstein	Pending
Robert C. Haarde	Pending
Board of Selectmen	Pending

08/14/2018 6:50 PM



SUDBURY BOARD OF SELECTMEN  
Tuesday, August 14, 2018

**MISCELLANEOUS (UNTIMED)**

**8: Summer 2018 Selectmen Newsletter Approval**

REQUESTOR SECTION

Date of request:

Requested by: Leila S. Frank

Formal Title: Review draft Summer 2018 Board of Selectmen Newsletter and approve for distribution.

Recommendations/Suggested Motion/Vote:

Background Information:

Draft newsletter attached

Financial impact expected:N/A

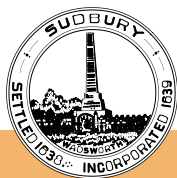
Approximate agenda time requested:

Representative(s) expected to attend meeting:

Review:

Patty Golden	Pending
Melissa Murphy-Rodrigues	Pending
Barbara Saint Andre	Pending
Robert C. Haarde	Pending
Board of Selectmen	Pending

08/14/2018 6:50 PM



# BOARD OF SELECTMEN NEWSLETTER

TOWN OF SUDBURY

## PUBLIC SAFETY: COMMUNITY OUTREACH AND POLICE SERVICES

By Selectman Janie Dretler

### Building Relationships and Trust with the Community

The Sudbury Police

Department has a number of programs, initiatives, and partnerships that are designed to assist individuals with mental health or substance related crisis as well as domestic violence incidents. The Jail Diversion Program, Domestic Violence Services Network (DVSN), Communities for Restorative Justice (C4RJ) and school resource officers at our schools all provide meaningful ways in which the Police Department may interact with and assist community members in Sudbury.

### Jail Diversion Program

The Jail Diversion Program (JDP) is a pre-arrest, co-responder partnership program between the Sudbury Police Department, the Hudson Police Department and Advocates, a mental health and human services non-profit organization. A master's level clinician is embedded with the



Police Department and rides along with officers on calls that involve mental health or substance related crises, among others.

In February 2018, the Sudbury Police Department partnered with the Hudson Police Department and Advocates to provide a full-time clinician. Advocates started the Jail Diversion Program in Massachusetts in 2003 and now works with nine communities including Sudbury.

The Jail Diversion Program is designed to divert individuals with mental illness, addiction, and behavioral issues from the criminal justice system for appropriate treatment and

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case management. According to Police Chief Scott Nix, individuals who are not diverted from arrest may also receive support, resources and referrals while in police custody. This program has brought increased benefits to those we were previously unable to assist as extensively.

Sudbury Police and Hudson Police use a parallel protocol which allows them to share services as needed. The JDP helps to reduce costly and unnecessary referrals to hospitals. Evaluations may be done at the police station thereby saving costs related to transportation and police overtime.

During the first and second quarters of 2018 (March-June), Sudbury and Hudson police officers referred a total of 87 cases to the embedded Jail Diversion clinician. A total of 21 individuals with mental illness were diverted from arrest by Sudbury/Hudson police officers. In addition to diverting individuals in crisis from arrest, this represents an estimated cost savings of \$53,240 to the criminal justice system (\$2,520 per arrest event). Also during the first and second quarters of 2018, 15 individuals were diverted from unnecessary hospital admissions due to the presence of the JDP clinician

on scene. This represents health care cost savings of \$60,000 during the first four months of program operations (\$4,000 per emergency department diversion). For the first and second quarters of 2018, there was a total cost savings of \$113,240 due to diversion activity. (Source: Advocates Quarterly Report)

Sudbury's Jail Diversion Program is partially funded through grants and donations from the Society of St. Vincent DePaul at Our Lady of Fatima and the Sudbury Foundation. Recently, funding was approved through a grant with the Massachusetts Department of Mental Health where the program will continue through 2026.

For more information about the Advocates Jail Diversion Program:  
<https://www.advocates.org/services/jail-diversion>

### **Domestic Violence Services Network, Inc.**

The Sudbury Police Department and Town Social Workers work with the Domestic Violence Services Network, Inc. (DVSNI) to build relationships and trust with victims of domestic violence while providing resources to promote safety.

Sudbury Police began working with DVSNI in 2014. Through the Town Social Worker, Sudbury Police and DVSNI, trained volunteer advocates proactively follow up with referred clients to help assess risk, develop a safety plan and help them connect to appropriate resources in the community. In 2017, the Sudbury Police Department responded to 64 domestics/disturbances. Services provided by DVSNI are funded by the Sudbury Police Department budget.

For more information about Domestic Violence Services Network: <http://dvsni.org> - Help Line 888-399-6111

### **Communities for Restorative Justice**

Communities for Restorative Justice (C4RJ) provides a restorative justice option within the criminal justice system. Victims of crime are given the opportunity to address the people who have harmed them, ask questions in a safe environment, and help determine how the harm should be repaired. Offenders better understand the impact of their actions, are held accountable in a meaningful way, and are encouraged to make amends to those they have harmed. The community offers support for the process,

strengthening community connections, and engaging in matters of concern to its members. Participation in the program may delay the implementation of criminal charges. However, if an offender receives a new violation or re-offends, the original charges may be re-instated.

Using a set referral criteria, Sudbury Police refer adults and youth who are facing criminal charges. Examples of charges may include assault and battery, vandalism, breaking and entering, illegal substances, trespassing and larceny.

The Town of Sudbury and Sudbury Police Department have been members of the C4RJ program since 2016. The program is funded by the Sudbury Police Department budget.

For more information about Communities for Restorative Justice: <https://www.c4rj.org>

### **School Resource Officers**

School Resource Officers (SRO) are law enforcement officers responsible for safety and crime prevention in Sudbury schools. The SROs, working closely with school administrators, work on building relationships with students with the goal of becoming a trusted confidant.

Officer Alan Hutchinson has served as the School Resource Officer for the Sudbury Public Schools (K-8) since September of 2014 and as of May, 2018, Officer Kimberly Walch serves as the School Resource Officer for Lincoln Sudbury Regional High School. These School Resource Officers are an integral part of Sudbury's school community.

### **Other Community Outreach and Police Services**

The Sudbury Police Department provides other services to the Sudbury community including ALICE (Alert, Lockdown, Inform, Counter Evacuate) training, self-defense RAD training, Sudbury Middlesex Drug Take Back program, Sharps Kiosk and fingerprinting services for residents (please call ahead).

<https://sudbury.ma.us/police/>  
FaceBook: [Sudbury MA Police Department](#)  
Twitter: [@Sudbury Police](#)

Thank you to Police Chief Scott Nix, Sudbury Police Department and Marissa Garofano MPH, Training and Research Coordinator, Advocates for information and statistical data.

## **SUDBURY AND THE MS4 PERMIT**

**By Selectman Pat Brown**

The EPA (federal Environmental Protection Agency) and the Massachusetts DEP (Department of Environmental Protection) jointly administer the Massachusetts MS4 permit. Its goal is to restore our waters to support "all designated uses", including fishing, swimming and boating. When the new small MS4 (Municipal Separate Storm Sewer

Systems) permit approved in 2016 finally became effective on July 1, 2018, it imposed significantly more stringent conditions on how we in Sudbury—public institutions and private citizens alike—handle stormwater runoff to control flooding, to improve infiltration, and to reduce pollution. Sudbury had already been complying with the old small MS4 permit

from 2003, but the new permit imposes additional requirements.

### **So, what's new?**

First, we must file a 5-year NOI (Notice of Intent) with EPA by October 1. The NOI describes how we will address the other permit requirements over the next five years.

A major requirement is IDDE (Illicit Discharge Detection and Elimination). For specific polluted (or "impaired" as the permit puts it) waterways, such as the Sudbury River, the EPA has developed TMDL's (Total Maximum Daily Loads) of specific pollutants. The town must map its "outfalls", which are places where the town stormwater system discharges water, and monitor each outfall to demonstrate that the water discharged meets the EPA-specified limits. The monitoring requirements are designed to help identify the source and type of pollution so that it can be eliminated. Street sweeping, catch basin cleaning, and other municipal housekeeping measures not only must meet a more stringent schedule, but also

must be documented, recorded and reported annually to the EPA.

The town must review and update local ordinances such as zoning and the stormwater bylaw to minimize stormwater runoff. We must conduct a public outreach program to educate four specific audiences: (1) residents, (2) businesses; other institutions like town offices, churches, hospitals and schools; and commercial facilities, (3) developers (construction) and (4) industrial facilities. The outreach explains how to reduce or eliminate stormwater pollution and why it's important. This public education is required under the permit. You can see on the accompanying map that basically the eastern half of

Massachusetts is covered by the MS4 permit.

### What should residents do in Sudbury?

(1) Recognize that MS4 is a federal requirement. It seems generic because it is: Sudbury has no "combined sewers" where untreated sewage could be discharged with stormwater. Yet, that's what the "Separate" in "Separate Storm Sewer System" is all about, and why both wet weather and dry weather monitoring is required under the MS4 permit.

(2) Pay attention to the educational materials on how to reduce runoff—this improves water quality not only in impaired waterways, but also for our local water supply.





(3) Understand that increased street sweeping, catch basin cleaning, and water monitoring and testing are not optional. They

are required under the permit and they need to be part of the budget. Prepare to address increasing stormwater costs as

more MS4 requirements come online under the new permit.

## YOUR TOWN SOCIAL WORKER

By Vice-Chair Dan Carty

Recently, I had the privilege of meeting with Bethany Hadvab, our Town Social Worker, and I asked her about her perspective of the challenges facing Sudbury. Much time is spent by her and her department (one part time case worker as well as two unpaid college interns) with older residents confronted with the difficulties of aging in place, people of all ages dealing with the mental and physical symptoms associated with stress, domestic violence cases, and individuals and families struggling with substance abuse. However, financial issues and the lack of financial literacy across all income brackets in Sudbury rose to the top of her list.

Ms. Hadvab pointed out that Massachusetts is one of only 12 states that does not require general personal financial literacy as part of the K-12 school curriculum. She also said that the 2015 Massachusetts Financial Literacy Task Force reported that 30-35% of all Massachusetts residents do not have enough savings to provide for themselves for longer than 3 months. In

Sudbury, as in the rest of the Commonwealth, this cuts across all income brackets. It is not uncommon for her department to work with families who recently had been making \$100,000 a year or more to suddenly find themselves food insecure, at risk of homelessness, and unable to meet medical and other vital expenses. In 2017, the non-profit group Hope Sudbury issued 71 emergency grants to Sudbury residents and families; half of these grants helped prevent immediate homelessness.

The Town Social Worker partners with a network including Hope Sudbury, St. Vincent DePaul, Gifts of Hope Unlimited, the Sudbury Foundation, Sudbury Lincoln CRANE and others as well as local Clergy and the Sudbury Public and Lincoln-Sudbury schools to educate, provide social and emotional support, and generally assure that there are no redundancies in services nor any gaps. Equally as important, programs are constantly reviewed in order to determine how to augment or



change offerings to address needs as efficiently as possible. As highlighted in the recent issue of the Sudbury Town Crier, a second offering of "Budget Buddies", a 6 month education and mentoring program by women for women commences on August 23, sponsored by the Presbyterian Church in Sudbury. One improvement from the first offering is that childcare will be included during the sessions. This fall, Hadvab hopes to launch "Financial Fitness Sudbury", a program developed in conjunction with the

Marlborough Community Development Corporation to provide mobile financial literacy education to people above the poverty line yet still struggling. Grants for the program have

come from the Sudbury Foundation, Hope Sudbury, Our Lady of Fatima church, and others.

The Town Social Worker can be reached at (978) 440 – 5476 or via email at [hadvabb@sudbury.ma.us](mailto:hadvabb@sudbury.ma.us).

## ROADWAY PRESERVATION AND MAINTENANCE

By Selectman Len Simon

No doubt you've seen all the road work going on in Sudbury this summer and wondered: What is this all about? Why now? Who is paying for all this work? When will it end? What about disruptions? Well, you're not alone and here are some answers.

The DPW Pavement Management Program started on July 9 and is scheduled to end by August 17, weather permitting. While some disruption would be inevitable, lane and road closure was planned to minimize inconvenience to drivers and residents by including night work, done between 8 PM and 3 AM. The DPW used sign boards and posted progress updates and notifications of planned road work on the town's website under [Town-Wide Roadway Resurfacing](#).

**Who is paying for all this work?** Funding for the road resurfacing and repair, altogether \$1,200,000, is being



funded by the state, using so called Chapter 90 funds. \$750,000 is from unspent funds from last year and the balance from this year. Sudbury itself is not funding the repairs.

**Why is the work being done now?** The roads, for the most part, don't look like they are in bad shape. The answer is preservation and preventive maintenance. Preventative maintenance extends the useful life of the roadway, saves money, and enhances safety. Preventive

maintenance costs about \$5.50-7.50 per square yard while milling, that is, removal of the existing surface and installing new overlay, costs about \$11-12 per square yard. The preventative maintenance work now being done (Old Sudbury Road and Landham Road) will last 5 to 8 years before deterioration sets in.

**What is this all about?** Road surface maintenance technology and repair techniques using new materials and polymers have advanced over the past

several years. There have been instances where residents at first didn't like the new surfaces, but within a few days the surface evolved into the more familiar one, as planned.

All road resurfacing is not the same. An appraisal of the heavily traveled roads slated for resurfacing was done by Dan Nason, DPW Director, and his staff to customize the best treatment for each road. Then they allocated resources to get the most from every Chapter 90 dollar, and

minimize the need for future repairs and disruptions.

Besides the new travel surfaces, the old painted white lines will be replaced with thermal plastic which is slightly raised, longer lasting, and is easier to see, especially at night. This product was used at the town center reconfiguration and at crosswalks.

By the end of the summer, the most heavily traveled roads will have been resurfaced and restriped. The road work in the

downtown stretch of Rt. 20 near Meadow Walk is now complete with relocation of telephone poles, lane turn markings, new curb cuts, traffic signals, and walkways. We have miles of newly surfaced roads and much of the inconvenience is now behind us.

As a result of the Roadway Resurfacing Project, Sudbury looks better. More importantly, our roadways, which we don't think about until there is a problem, are in great shape and safer.

## UPDATE ON MELONE PROPERTY DISPOSITION

By Chairman Bob Haarde

As many residents know, the Town of Sudbury opted to issue a Request for Proposals for the reuse of the Melone property on Route 117. The Melone property is a former gravel pit comprised of 46.6 acres, with 16.4 acres of the property located in Concord. Since this is publicly-owned land, the Town must follow a very specific and structured state law-mandated process to consider potential uses of this land.

On July 2, the Town received three proposals, Cavicchio

Greenhouses, EDF Renewables and the Quarry North project.

\$4,000,000 for the property plus \$500,000 in mitigation funding over ten years.



The Cavicchio's proposal was to use the land for farming, in order to expand the farm's current operations in town. They offered the Town

The EDF Renewables' proposal is to use the land as a solar farm. They proposed leasing the property for 25 years and would pay the Town \$292,000 a year in a lease payment and \$84,480 a year for a payment in lieu of taxes. The Town would retain ownership of the land. There is also the potential for energy savings for residents and businesses.

The Quarry North Proposal was put forth by the Sudbury Station development team. That proposal is to use the property for an affordable housing project that would take the place of the 40B project currently proposed for town center, Sudbury Station. The Town has actively opposed that project in various venues. This proposal offers \$1,000,000 and the 40 acres of land in town center where the original Sudbury Station project was planned, a projected increase in tax revenue of \$1500,000 annually and other potential benefits pending a development agreement and mitigation. In essence, the Town would own the 40 acres in the center of town which sits right on the rail trail adjacent to the town cemetery, the Ti-Sales fields and the Codman development across from

Featherland Park. This land could be preserved and used for recreation and other uses as the Town desires. 333 units are initially proposed for the Melone site. If this proposal was selected, the Board of Selectmen would enter into negotiations over a development agreement and the acceptance would be contingent on successfully securing the Water District's land as well, which is adjacent to the Melone property.

In July, the Board did a ranking of the three proposals based on the documents submitted, and the overall scoring by the board ranked EDF first, Quarry North second and Cavicchio third. The Board interviewed the three proponents and asked Department Heads, Committees and Commissions for their comments on the

proposals. On August 14, the Board heard comments from the public regarding the proposals.

The next step is for the Board to determine whether they want to update their rankings based on all the new information they have learned and gathered. Within 120 days of July 2, the Board must make a decision on whether to award the RFP to one of the proposers or reject all three proposals. The actual disposition of the Melone property needs to be approved at Town Meeting by a 2/3rds vote.

This is an involved and important process, and I encourage residents to get educated on the proposals and join in the discussion.

  
**SPECIAL TOWN**  
**MEETING**  
**October 15, 2018**  
**LSRHS Auditorium | 7:30 PM**

# YOUR SUDBURY COMMUNITY CENTER

## Here For Life

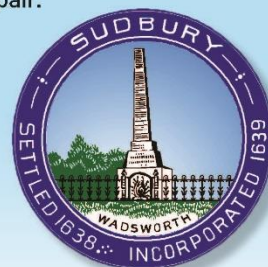
A PROJECT OF COMMUNITY PRIDE WHICH WILL  
KEEP ON – PAYING IT FORWARD – FOR GENERATIONS



### ABOUT THE PROPOSED FAIRBANK COMMUNITY CENTER

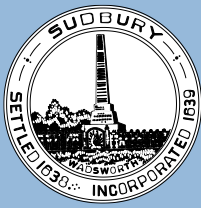
The proposed center will be 62,000 square feet and include: full gymnasium, fitness options, program space, Senior Center, Teen Center, walking track, Atkinson Pool, play space, and more. It would replace the old center, built in 1958, that is currently in need of remediation and repair. The Fairbank Community Center offers many potential benefits for Sudbury including:

- **Social:** gathering place for community, seniors, teens, and children
- **Health:** personal fitness, exercise classes, pool, and wellness programs
- **Economic:** increase property value and offer citizen-discounts for amenities
- Improved space for pre-k sessions, vacation/summer camps, Park & Rec programs
- ADA compliant
- Site for voting and emergency shelters



To learn more and get future updates visit:

[https://sudbury.ma.us/fairbank\\_project/](https://sudbury.ma.us/fairbank_project/) or email: [Selectmenoffice@sudbury.ma.us](mailto:Selectmenoffice@sudbury.ma.us)



SUDBURY BOARD OF SELECTMEN  
Tuesday, August 14, 2018

**MISCELLANEOUS (UNTIMED)**

**9: Fall Town Meeting**

REQUESTOR SECTION

Date of request:

Requested by: Patty Golden

Formal Title: Discussion and potential vote on date for fall Town Meeting - October 15, 2018. Also announce the warrant is open.

Recommendations/Suggested Motion/Vote: Discussion and potential vote on date for fall Town Meeting - October 15, 2018. Also announce the warrant is open.

Background Information:

Financial impact expected:

Approximate agenda time requested:

Representative(s) expected to attend meeting:

Review:

Patty Golden	Pending
Melissa Murphy-Rodrigues	Pending
Jonathan Silverstein	Pending
Robert C. Haarde	Pending
Board of Selectmen	Pending

08/14/2018 6:50 PM

**Fall Town Meeting - October 15, 2018  
State Election – Nov. 6, 2018  
Warrant Schedule (draft)**

**August**

S	M	T	W	T	F	S	<b>Fall Town Meeting</b>		<b>State Election</b>	
			1	2	3	4	<b>August 14</b> – Selectmen call Town Meeting and open Warrant		<b>August 1</b> – Ballot questions for Nov. 6 election sent to Secretary of State via certified mail (deadline set by elections division).	
5	6	7	8	9	10	11				
12	13	14	15	16	17	18				
19	20	21	22	23	24	25				
26	27	28	29	30	31					

**September**

S	M	T	W	T	F	S	<b>Sept. 11</b> – Selectmen sign warrant		<b>Sept. 20</b> – Notice of proposed ballot questions and request for written arguments posted on website (46+ days prior to election)					
						1					<b>Sept. 14</b> – Warrant sent to printer		<b>Sept. 25</b> – BOS chooses authors for pro/con arguments (39+ days prior to election)	
2	3	4	5	6	7	8								
9	10	11	12	13	14	15								
16	17	18	19	20	21	22								
23	24	25	26	27	28	29								
30							<b>Sept. 24</b> – Warrant delivered to Post Office							

**October**

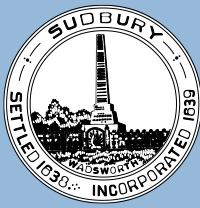
S	M	T	W	T	F	S	<b>Oct. 1</b> – Deadline for warrant delivery to households and posted by constable (14 days prior to meeting)		<b>Oct. 1</b> - Final Ballot question wording due to Town Clerk (35+ days prior to election)									
	1	2	3	4	5	6					<b>Oct. 11</b> – Written arguments submitted to Town Counsel		<b>Oct. 16</b> – BOS approves final warrant					
7	8	9	10	11	12	13									<b>Oct. 15 (and possibly 16)</b> Fall Town Meeting @LSRHS		<b>Oct. 30</b> – Posting deadline for state election ballot	
14	15	16	17	18	19	20												
21	22	23	24	25	26	27												
28	29	30	31															

**November**

S	M	T	W	T	F	S	<b>Nov. 6</b> - State Election	
				1	2	3		
4	5	6	7	8	9	10		
11	12	13	14	15	16	17		
18	19	20	21	22	23	24		
25	26	27	28	29	30			

**Yellow – BOS meeting**  
**Red - Holidays**

Attachment9.a: Oct TM and State Election 2018 Warrant Schedule\_draft (2841 : Fall Town Meeting)



SUDBURY BOARD OF SELECTMEN  
Tuesday, August 14, 2018

**MISCELLANEOUS (UNTIMED)**  
**10: State Primary Election Warrant**

REQUESTOR SECTION

Date of request:

Requestor: Rosemary Harvell, Town Clerk

Formal Title: Vote to sign the state Election Warrant which must be posted by 8/30/18.

Recommendations/Suggested Motion/Vote: Vote to sign the state Election Warrant which must be posted by 8/30/18.

Background Information:  
attached warrant

Financial impact expected:

Approximate agenda time requested:

Representative(s) expected to attend meeting:

Review:

Patty Golden	Pending
Melissa Murphy-Rodrigues	Pending
Jonathan Silverstein	Pending
Robert C. Haarde	Pending
Board of Selectmen	Pending

08/14/2018 6:50 PM



COMMONWEALTH OF MASSACHUSETTS  
WILLIAM FRANCIS GALVIN  
SECRETARY OF THE COMMONWEALTH

SAMPLE WARRANT FOR 2018 STATE PRIMARY

SS.

To the Constables of the Town of Sudbury

**GREETINGS:**

In the name of the Commonwealth, you are hereby required to notify and warn the inhabitants of said city or town who are qualified to vote in Primaries to vote at:

**PRECINCTS 1, 1A, 2, & 5 – FAIRBANK COMMUNITY CENTER  
40 FAIRBANK ROAD**

**PRECINCTS 3 & 4 – TOWN HALL  
322 CONCORD RD**

on **TUESDAY, THE FOURTH DAY OF SEPTEMBER, 2018**, from 7:00 A.M. to 8:00 P.M. for the following purpose:

To cast their votes in the State Primaries for the candidates of political parties for the following offices:

- SENATOR IN CONGRESS. . . . .FOR THIS COMMONWEALTH
- GOVERNOR. . . . .FOR THIS COMMONWEALTH
- LIEUTENANT GOVERNOR. . . . .FOR THIS COMMONWEALTH
- ATTORNEY GENERAL. . . . .FOR THIS COMMONWEALTH
- SECRETARY OF STATE. . . . .FOR THIS COMMONWEALTH
- TREASURER AND RECEIVER GENERAL. . . . .FOR THIS COMMONWEALTH
- AUDITOR. . . . .FOR THIS COMMONWEALTH
- REPRESENTATIVE IN CONGRESS. . . . .THIRD DISTRICT
- REPRESENTATIVE IN CONGRESS. . . . .FIFTH DISTRICT
- COUNCILLOR. . . . .THIRD DISTRICT
- SENATOR IN GENERAL COURT . . . . .MIDDLESEX AND WORCESTER DISTRICT
- SENATOR IN GENERAL COURT . . . . .THIRD MIDDLESEX DISTRICT
- REPRESENTATIVE IN GENERAL COURT . . . . .THIRTEENTH MIDDLESEX DISTRICT
- DISTRICT ATTORNEY . . . . .NORTHERN DISTRICT
- CLERK OF COURTS . . . . .MIDDLESEX COUNTY
- REGISTER OF DEEDS. . . . .MIDDLESEX SOUTHERN DISTRICT

Hereof fail not and make return of this warrant with your doings thereon at the time and place of said voting.

Given under our hands this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

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

\_\_\_\_\_

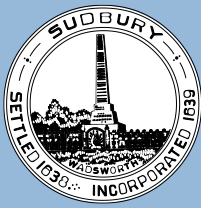
**SELECTMEN OF SUDBURY**

I have served this warrant by posting attested printed copies thereof at the Town Hall and such other places as the Selectmen deem appropriate but not less than 3 in each precinct and not less than 15 in the Town, at least 7 days before the time appointed for said meeting.

\_\_\_\_\_, 2018.  
Constable (month and day)

Warrant must be posted by **August 28, 2018**, (at least *seven days* prior to the **September 4, 2018** State Primary).

Attachment 10.a: Warrant 9.4.2018 (2874 : State Primary Election Warrant)



SUDBURY BOARD OF SELECTMEN  
Tuesday, August 14, 2018

**MISCELLANEOUS (UNTIMED)**

**11: Projects review dashboard**

REQUESTOR SECTION

Date of request:

Requestor: Selectman Dan Carty

Formal Title: Discussion on potential software for projects review dashboard as requested by Selectman Carty.

Recommendations/Suggested Motion/Vote: Discussion on potential software for projects review dashboard as requested by Selectman Carty.

Background Information:

Financial impact expected:

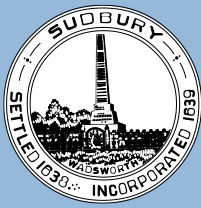
Approximate agenda time requested:

Representative(s) expected to attend meeting:

Review:

Patty Golden	Pending
Melissa Murphy-Rodrigues	Pending
Jonathan Silverstein	Pending
Robert C. Haarde	Pending
Board of Selectmen	Pending

08/14/2018 6:50 PM



SUDBURY BOARD OF SELECTMEN  
Tuesday, August 14, 2018

**MISCELLANEOUS (UNTIMED)**

**12: Housing Letter (CHAPA)**

REQUESTOR SECTION

Date of request:

Requestor: Melissa or Liz Rust?

Formal Title: Vote whether to authorize the Town Manager to send a letter of response to Citizens' Housing and Planning Association (CHAPA) with notification that the Town of Sudbury chooses not to exercise its Right of First Refusal regarding the Chapter 40B affordable unit located at 725 Boston Post Road, #15 at the Carriage Lane Townhomes.

Recommendations/Suggested Motion/Vote: Vote whether to authorize the Town Manager to send a letter of response to Citizens' Housing and Planning Association (CHAPA) with notification that the Town of Sudbury chooses not to exercise its Right of First Refusal regarding the Chapter 40B affordable unit located at 725 Boston Post Road, #15 at the Carriage Lane Townhomes.

Background Information:  
attached letter from CHAPA and draft response letter from Town Manager

Financial impact expected:

Approximate agenda time requested:

Representative(s) expected to attend meeting:

Review:

Patty Golden	Pending
Melissa Murphy-Rodrigues	Pending
Jonathan Silverstein	Pending
Robert C. Haarde	Pending
Board of Selectmen	Pending

08/14/2018 6:50 PM



RECEIVED  
BOARD OF SELECTMEN  
SUDBURY, MA

2018 JUL 26 A 10: 52

July 20, 2018

President  
*Soni Gupta*  
Vice President  
*Charleen Regan*  
Vice President  
*Amy Schectman*  
Treasurer  
*Joseph Flatley*  
Clerk  
*Naomi Sweitzer*  
Chief Executive  
Officer  
*Rachel Heller*

Melissa Murphy-Rodrigues, Town Manager  
278 Old Sudbury Road  
Sudbury, MA 01776

Dear Ms. Murphy-Rodrigues:

This letter is sent to the Town of Sudbury on behalf of Charli Asta-Ferrero the current owner of an affordable property under Chapter 40B, to inform you of the owner's intent to sell her affordable unit. The unit is located at 725 Boston Post Rd. # 15 and is part of Carriage Lane, a Chapter 40B project for which Citizens' Housing and Planning Association (CHAPA) serves as the Monitoring Agent.

Based on the affordable housing deed rider for 725 Boston Post Rd. # 15, CHAPA has determined that the Maximum Resale Price for the above-referenced unit is \$166,500.00. This letter is to notify the Town of Sudbury of its right of first refusal with respect to this unit. As described in the deed rider, "right of first refusal" means that the Town has 30 days to determine if it would like to purchase the unit from the homeowner at the resale price. This 30 day period will commence on July 24, 2018 and end August 24, 2018.

Please consider this letter notification of the the Town of Sudbury 's 30-day "right of first refusal" period. As you may expect, the homeowner is anxious to hear back from the Town and move forward in selling her property. *If we do not hear from you within the right of first refusal period, we will assume you do not wish to exercise your right of first refusal.*

If the Town of Sudbury chooses not to exercise its right of first refusal, CHAPA will assist the homeowner in locating an Eligible Purchaser. As explained in the deed rider, CHAPA and the homeowner have 120 days to market the unit in order to locate an Eligible Purchaser. If an Eligible Purchaser fails to buy the unit within 120 days, the current owner of the property could sell the unit on the open market for the fair market value. However, any gain above the resale price must be given directly to the Town of Sudbury to be used for affordable housing activities. The seller is not permitted to keep the difference between the fair market value of the home and the affordable resale price.

When a new Eligible Purchaser buys an affordable unit, a new deed restriction is signed and recorded and the unit remains on the Town of Sudbury 's subsidized housing inventory. However, please note that *if the homeowner is unable to sell the property during the affordable marketing period and instead sells on the open market, the unit will no longer be deed-restricted and therefore will no longer be counted on the Town's subsidized housing inventory.* We welcome any efforts the Town can offer in making potential eligible buyers aware of the unit's availability during the affordable marketing period.

Please feel free to contact me at 617-742-0820 with any questions regarding this matter or if the Town of Sudbury is interested in purchasing the unit. On behalf of Charli Asta-Ferrero we look forward to hearing back from you soon and working with you during this process.

Sincerely,

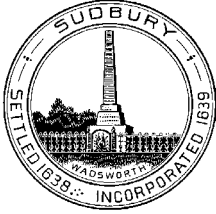
Elizabeth Palma-Diaz  
Senior Program Manager

cc: Charli Asta-Ferrero

Attachment 12.a: Citizen's Housing and Planning Assoc (CHAPA)\_re\_725 Boston Post Rd Unit 15 \_Affordable Housing Property for Sale (2894 :



Packet Pg. 100



Melissa Murphy-Rodrigues  
Town Manager

# Town of Sudbury

Office of the Town Manager  
[www.sudbury.ma.us](http://www.sudbury.ma.us)

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

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

July 31, 2018

To: Elizabeth Palma-Diaz, CHAPA Program Manager  
From: Melissa Murphy-Rodrigues, Town Manager of Sudbury  
Re: Resale Notice of 725 Boston Post Road, Unit 15

Dear Elizabeth,

I am writing in response to your letter dated July 20, 2018 regarding the Chapter 40B affordable unit located at 725 Boston Post Rd. # 15 at the Carriage Lane Townhomes, which Citizens' Housing and Planning Association (CHAPA) serves as the Monitoring Agent. We understand that Charli Asta-Ferrero, the current owner, has notified CHAPA of her intent to sell her affordable unit, and that CHAPA has determined that the Maximum Resale Price for the above-referenced unit is \$166,500.

Your letter notified the Town of Sudbury of its right of first refusal with respect to this unit. As described in the deed rider, "right of first refusal" means that the Town has 30 days to determine if it would like to purchase the unit from the homeowner at the resale price. This 30-day period will commence on July 24, 2018 and end on August 24, 2018.

The Town of Sudbury does not wish to purchase the unit at this time, or exercise its Right of First Refusal.

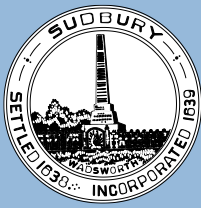
The Town requests that CHAPA use the Universal Deed Rider at the closing for the new buyer. This deed rider has many benefits – it survives foreclosure, allows for ineligible purchasers instead of losing the unit, and protects the buyer and seller through maximum resale price floors and ceilings.

Please accept this response from the Town of Sudbury. Should you have any questions, please feel free to contact Elizabeth Rust at 978-287-1090, [Liz@RHSOHousing.org](mailto:Liz@RHSOHousing.org). Elizabeth Rust will serve as the resale agent, as contracted through CHAPA.

Sincerely,

Melissa Murphy-Rodrigues  
Town Manager

Attachment 12.b: 725 BPR unit 15 Town ROFR letter (2894 : Housing Letter (CHAPA))



SUDBURY BOARD OF SELECTMEN  
Tuesday, August 14, 2018

**MISCELLANEOUS (UNTIMED)**  
**13: Liaison Assignments 2018-2019**

REQUESTOR SECTION

Date of request:

Requested by: Patty Golden

Formal Title: Discussion and vote Selectmen's liaison assignments and committee membership for 2018-2019.

Recommendations/Suggested Motion/Vote: Discussion and vote Selectmen's liaison assignments and committee membership for 2018-2019.

Background Information:  
current list attached

Financial impact expected:

Approximate agenda time requested:

Representative(s) expected to attend meeting:

Review:

Patty Golden	Pending
Melissa Murphy-Rodrigues	Pending
Jonathan Silverstein	Pending
Robert C. Haarde	Pending
Board of Selectmen	Pending

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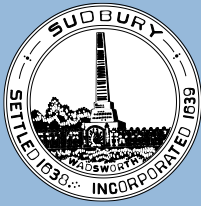
**SUDBURY BOARD OF SELECTMEN  
LIAISON AND COMMITTEE ASSIGNMENTS  
2018 – 2019  
DRAFT**

<b>Chairman Haarde</b>	<b>Vice-Chairman Carty</b>	<b>Selectman Brown</b>	<b>Selectman Dretler</b>	<b>Selectman Simon</b>
Park & Recreation Commission	Planning Board	Park & Recreation Commission	Board of Health	Board of Health
Town Manager/Town Departments	Capital Improvement Advisory Committee	Agricultural Commission	Cultural Council	Permanent Building Committee
Board of Appeals/Earth Removal Board	Ponds & Waterways Committee	Ponds & Waterways Committee	Conservation Commission	Conservation Commission
Memorial Day Committee	Sudbury Water District	Finance Committee	Commission on Disability	Sudbury Housing Authority
Lincoln-Sudbury Reg. High School Committee	Council on Aging	Lincoln-Sudbury Reg. High School Committee	Planning Board	Capital Improvement Advisory Committee
Town Historian	Sudbury Public Schools Committee		Design Review Board	Energy and Sustainability Committee
Historic Districts Commission	Goodnow Library Trustees			
Historical Commission	Design Review Board			
Lincoln Board of Selectmen				

**MEMBER OF:**

Military Support Network	Strategic Financial Planning for Capital Funding	Strategic Financial Planning for Capital Funding	Sudbury Housing Trust	Military Support Network
CERT	Budget Strategies Task Force	MAGIC		
9/11 Memorial Garden Oversight Committee		Budget Strategies Task Force		
		Community Preservation Committee		

Attachment 13.a: LIAISON LIST 2018-19\_draft (2001 : Liaison Assignments 2018-2019)



SUDBURY BOARD OF SELECTMEN  
Tuesday, August 14, 2018

**MISCELLANEOUS (UNTIMED)**

**14: Discussion on Office Hours**

REQUESTOR SECTION

Date of request:

Requestor: Vice Chairman Carty

Formal Title: Discussion on Selectmen's Office Hours

Recommendations/Suggested Motion/Vote: Discussion on Selectmen's Office Hours

Background Information:

Financial impact expected:none

Approximate agenda time requested:

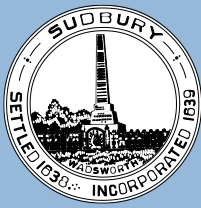
Representative(s) expected to attend meeting:

Review:

Patty Golden	Pending
Melissa Murphy-Rodrigues	Pending
Jonathan Silverstein	Pending
Robert C. Haarde	Pending
Board of Selectmen	Pending

08/14/2018 6:50 PM





SUDBURY BOARD OF SELECTMEN  
Tuesday, August 14, 2018

**MISCELLANEOUS (UNTIMED)**

**15: Citizen's Comments**

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:

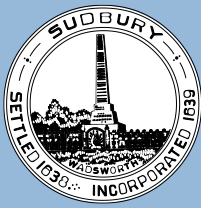
Approximate agenda time requested:

Representative(s) expected to attend meeting:

Review:

Patty Golden	Pending
Melissa Murphy-Rodrigues	Pending
Jonathan Silverstein	Pending
Robert C. Haarde	Pending
Board of Selectmen	Pending

08/14/2018 6:50 PM



SUDBURY BOARD OF SELECTMEN  
Tuesday, August 14, 2018

**MISCELLANEOUS (UNTIMED)**

**16: Upcoming agenda items**

REQUESTOR SECTION

Date of request:

Requested by: Patty Golden

Formal Title: Discuss upcoming agenda items.

Recommendations/Suggested Motion/Vote: Discuss upcoming agenda items.

Background Information:

Financial impact expected:

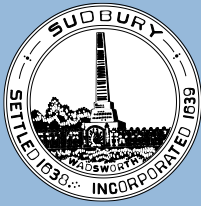
Approximate agenda time requested:

Representative(s) expected to attend meeting:

Review:

Patty Golden	Pending
Melissa Murphy-Rodrigues	Pending
Jonathan Silverstein	Pending
Robert C. Haarde	Pending
Board of Selectmen	Pending

08/14/2018 6:50 PM



SUDBURY BOARD OF SELECTMEN  
Tuesday, August 14, 2018

**CONSENT CALENDAR ITEM**

**17: Approve FY19 Trust Fund Spending Limits**

REQUESTOR SECTION

Date of request:

Requestor: Dennis Keohane, Finance Director

Formal Title: Vote whether to accept the following expenditure limits for the Town Trust Funds for Fiscal Year 2019: Goodnow Library \$25,000; Rhodes Memorial \$600; Lydia Raymond \$100; Forrest Bradshaw \$100; Cheri-Anne Cavanaugh \$2,000; Raymond Scholarship \$900; Discretionary \$3,000; Sept. 11 Memorial \$2,500; Perpetual Care \$40,000, for a total of \$74,200, as requested by Dennis Keohane, Finance Director.

Recommendations/Suggested Motion/Vote: Vote whether to accept the following expenditure limits for the Town Trust Funds for Fiscal Year 2019: Goodnow Library \$25,000; Rhodes Memorial \$600; Lydia Raymond \$100; Forrest Bradshaw \$100; Cheri-Anne Cavanaugh \$2,000; Raymond Scholarship \$900; Discretionary \$3,000; Sept. 11 Memorial \$2,500; perpetual Care \$40,000, for a total of \$74,200, as requested by Dennis Keohane, Finance Director.

Background Information:  
attached memo from Dennis Keohane

Financial impact expected:see attached

Approximate agenda time requested:

Representative(s) expected to attend meeting:

Review:

Patty Golden	Pending
Melissa Murphy-Rodrigues	Pending
Jonathan Silverstein	Pending
Robert C. Haarde	Pending
Board of Selectmen	Pending

08/14/2018 6:50 PM

## MEMORANDUM

TO: Board of Selectmen

CC: Melissa Murphy-Rodrigues, Town Manager

FROM: Dennis Keohane, Finance Director/Treasurer-Collector

DATE: August 7, 2018

RE: Town Trust Spending Limits for FY19

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### **Background**

The spending limits being voted on tonight are for a special segment of resources residing outside the Town's general fund treasury. These trusts along with many other grant, gift and donation funds are grouped together in the "Sudbury Trust" program which was established in 2010.

The Sudbury Trust is a comprehensive charitable donation program sponsored by the Town of Sudbury. The Sudbury Trust invites all concerned citizens and organizations to help sustain vital municipal and educational programs, as well as advance new economic, social, and cultural initiatives in Sudbury (See [Sudbury Trust](#) on the Town of Sudbury's website).

Disbursements for the Town Trusts, also commonly referred as "Pooled Investments" Trusts, are authorized by trustees to pay for a variety of expenses throughout the fiscal year, but not to exceed the annual spending limits set by the Board of Selectmen. You are being asked tonight to set maximum spending limits for FY19. The limits set by the Board of Selectmen and Town Manager may be changed during the year, if necessary by following the same approval process as being considered by you this evening.

It should also be noted that there is sufficient expendable fund balance in all cases to support spending levels for the year. Also, please keep in mind that any spending authorization that remains at the end of a fiscal year ends without any financial or budgetary impact to the trusts.

### **Vote Request**

Acting as Co-Trustees, move to accept that the Board of Selectmen approve the following expenditure limits for the Town Trust Funds for fiscal year 2019:

Trust Fund	Limits Recommended to Board by Treasurer
Goodnow Library	\$ 25,000
Rhodes Memorial	\$ 600
Lydia Raymond	\$ 100
Forrest Bradshaw	\$ 100
Cheri-Anne Cavanaugh	\$ 2,000
Raymond Scholarship	\$ 900
Discretionary	\$ 3,000
September 11 <sup>th</sup> Memorial	\$ 2,500
Perpetual Care	\$ 40,000
Total	\$ 74,200

Attachment 17.a: FY19 Trust Fund Spending Limits (2007 : Approve FY19 Trust Fund Spending Limits)

**Town of Sudbury  
Town Trust Summary  
as of June 30, 2018**

Fund	Beginning Balance FY18	Contributions FY18	Investment Income FY18	Expenses FY18	Ending Balance FY18
Forrest Bradshaw	1,322.10	-	93.90	-	1,416.00
Goodnow Library	349,678.37	137.00	24,270.70	(24,857.38)	349,228.69
Lydia Raymond	2,396.93	-	170.24	-	2,567.17
Rhoades Memorial	8,864.96	-	629.61	-	9,494.57
<b>Total: Goodnow Library</b>	<b>362,262.36</b>	<b>137.00</b>	<b>25,164.45</b>	<b>(24,857.38)</b>	<b>362,706.43</b>
Annie Thorpe	35,193.14	-	2,499.43	-	37,692.57
Cheri-Anne Cavanaugh	19,370.37	490.00	1,328.72	(2,000.00)	19,189.09
Discretionary/Charity	66,953.72	-	4,714.10	(2,500.00)	69,167.82
Raymond Mausoleum	6,158.06	-	437.35	-	6,595.41
Raymond Scholarship	13,871.71	-	985.19	-	14,856.90
Tercentenary Fund	823.08	-	58.47	-	881.55
School Fund	4,462.38	-	316.93	-	4,779.31
Sept. 11 Memorial Fund	31,674.62	-	2,146.65	(2,164.00)	31,657.27
Perpetual Care	1,082,278.64	17,100.00	75,756.93	(40,000.00)	1,135,135.57
Garfield Trust	56,314.61	-	3,999.53	-	60,314.14
Haskell Field Loop Trail	9,081.04	-	644.95	-	9,725.99
Boundless Playgrd Maint	13,869.61	-	985.03	-	14,854.64
Wood-Davison House	82,204.70	-	5,838.27	-	88,042.97
Harry C Rice	142,423.05	-	10,071.68	(14,267.00)	138,227.73
<b>Total: Other</b>	<b>1,564,678.73</b>	<b>17,590.00</b>	<b>109,783.23</b>	<b>(60,931.00)</b>	<b>1,631,120.96</b>
<b>Total: Town Trust Funds</b>	<b>1,926,941.09</b>	<b>17,727.00</b>	<b>134,947.68</b>	<b>(85,788.38)</b>	<b>1,993,827.39</b>

FY18 Investment Income/Market Value Appreciation (%)

7.00%

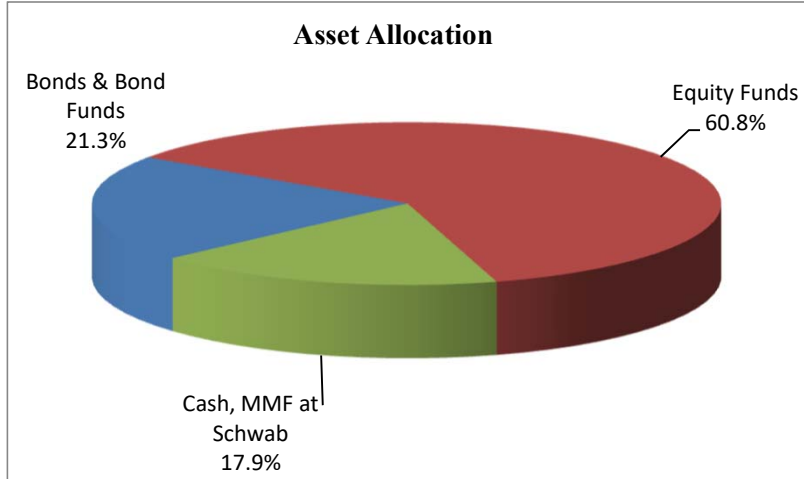
Attachment 17.b: FY18 Trust Fund Financial Summary (2007 : Approve FY19 Trust Fund Spending Limits)

**Town of Sudbury  
Town Trust Investments  
as of June 30, 2018**

Portfolio Composite:

Bonds & Bond Funds  
Equity Funds  
Cash, MMF at Schwab

Market Value	
Bonds & Bond Funds	424,490.81
Equity Funds	1,212,820.29
Cash, MMF at Schwab	356,516.30
	<u>1,993,827.39</u>
	-
FY Income/Market Value Changes	134,947.68
FY Receipts	17,727.00
FY Disbursements	<u>(85,788.38)</u>
FY changes	<u>66,886.30</u>



**Investment Portfolio  
as of June 30, 2018**

Investments - Bonds & Bond Funds	% of Portfolio	Price Current	Market Value	Average Cost Basis	Unrealized Market Gain/(Loss)
Vanguard GNMA Fund	9.34%	\$ 10.52	186,200.80	200,283.10	(14,082.31)
Vanguard Interm Term	4.68%	\$ 9.78	93,315.64	100,305.38	(6,989.74)
Vanguard Short-Term Treasury	7.27%	\$ 10.63	144,974.37	150,395.78	(5,421.41)
<b>Total:</b>	<b>21.29%</b>		<b>424,490.81</b>	<b>450,984.26</b>	<b>(26,493.46)</b>
<b>Investments - Equities &amp; Equity Funds</b>					
Fidelity Contra Fund	15.46%	\$ 114.24	308,242.13	156,475.54	151,766.59
Harbor International Fund Inst CL	10.23%	\$ 67.80	204,023.05	176,809.97	27,213.08
PIMCO All Asset Instl CI	8.88%	\$ 11.80	176,964.68	180,100.27	(3,135.59)
Vanguard Emerging Mkts Stock Index Fund	6.53%	\$ 25.81	130,263.81	135,589.76	(5,325.94)
Vanguard Div Appreciation	19.73%	\$ 92.67	393,326.62	247,037.78	146,288.83
<b>Total:</b>	<b>60.83%</b>		<b>1,212,820.29</b>	<b>896,013.32</b>	<b>316,806.97</b>
<b>Investments - Cash &amp; MMF</b>					
Cash & MMF- at Charles Schwab	17.88%	\$ 1.00	356,516.30	356,516.30	-
			<u>1,993,827.39</u>	<u>1,703,513.88</u>	<u>290,313.51</u>

Attachment 17.c: FY18 Trust Assets (2907 : Approve FY19 Trust Fund Spending Limits)



## In Sudbury We Trust ...

Citizens of Sudbury have benefited and continue to benefit from the generosity of those who preceded them. Beginning more than 300 years ago, various trust funds have been established according to the wishes of the donors. The total of all such trust funds including reinvested income as of June 30, 2018, was \$1,993,827.39. Persons wishing to contribute to existing trust funds, or establish a new one, should contact Town Counsel's office.

The existing trust funds and their balances at the end of FY18 were:

Discretionary/Charity Fund	69,167.84
Forrest Bradshaw Memorial Fund	1,416.00
Goodnow Library Fund	349,228.69
Lydia Raymond Fund	2,567.16
Rhoades Memorial	9,494.55
Annie L. Thorpe Trust	37,692.60
Cheri-Anne Cavanaugh Fund	19,189.11
George J. Raymond Scholarship Fund	14,856.89
Tercentenary Fund (Yr 2075)	881.53
School Fund	4,779.30
Sept 11 Memorial	31,657.27
Perpetual Care Fund	1,135,135.58
Raymond Mausoleum	6,595.41
Wood Davison House	88,042.97
Harry C. Rice Museum Fund	138,227.72
Haskell Field Loop Trail Fund	9,725.99
Garfield Trust Fund	60,314.14
Boundless Playground Maintenance Trust Fund	14,854.64

The Trustees of Town Donations oversee the Town Trust Funds. The six-member Board of Trustees includes the members of the Board of Selectmen, plus the Treasurer. The Trust Funds are continuing to perform on a consistent and monitored level. A three member Investment Advisory Group consisting of Sudbury residents David Pettit, Fred Pryor, and Daniel Flanagan make recommendations to the Trustees on all investment decisions. Generally, the philosophy of the Investment Advisory Group is to aim for investments that produce a consistent stream of income for the beneficiaries while protecting the principal to the greatest extent possible. Depending on the terms of each trust some funds must be held in perpetuity to safeguard principal balances while the rest may be used at the discretion of the Trustees to cover authorized expenditures.

The following paragraphs provide brief descriptions of the origins and purposes of each of Sudbury's Trust Funds.



### **Discretionary/Charity Fund**

This fund, also sometimes known as the “Donation Fund” or “Ancient Fund”, comprises monies from the following sources:

- Will of Peter Noyes, 1697, and Will of Joshua Haynes, 1757, which together make up the so-called “Ancient Donation”
- Will of Jerusha Howe, 1842
- Will of Elisha Goodnow, 1849
- Will of Samuel D. Hunt, 1873
- Donation of George Goodnow accepted under Article 5 of the November 4, 1884 Town Meeting
- Will of Joanna Gleason, 1896
- M. L. Parmenter Fund, under terms of Will of Harry L. Parmenter, 1936, accepted by the April 21, 1949 Special Town Meeting
- Reinvested fund income and miscellaneous donations accepted from time to time by the Board of Selectmen.

Peter Noyes (1697) – Will bequeaths property, income from which “it yearly be at the Dispose of the Minister and ye Select men of ye Town of Sudbury for the use of the poor for ever ...”. The March 1728 Town Meeting authorized sale of property “An the produce of Said Sale be Let out to Interest on Good Security So that the Interest yearly be at the Dispose of the Ministers and Select men of Said Town to the Use of the poor of Said Town of Sudbury for Ever. The Security Given to the Said Selectmen for Said Sale to Run to them and their successors.”

Jerusha Howe (1842) – Will bequeaths \$1,000 “to be kept as a fund forever; and the interest shall be appropriated at the discretion of the Selectmen of said town to supply the industrious poor in the town with fuel.”

Elisha Goodnow (1849) – Will bequeaths \$4,000 “and direct that the sum shall be held by said town forever”; ¼ part of net income in each year “shall be applied from time to time as the same may be needed for the purchase of books for poor children attending the Public Schools of said town.” Remaining income “shall be applied by the inhabitants or officers of said town from time to time in their discretion to and for the relief, assistance and support of the poor, sick and infirm in said town not supported by its almshouse in such manner as the said inhabitants or officers may deem best...”. Town Meetings of 1854 through 1869 authorized the Selectmen alone, or in combination with the School Committee, or the Overseers of the Poor in combination with the School Committee to distribute the interest. After 1870 the funds (book and charity) were not separated by name in the Town Meeting votes and the committee authorized to distribute poor funds or charity funds were sometimes Selectmen, Overseers of Poor, or Assessors, sometimes combined with the School Committee for the funds on books and sometimes not.

Samuel D. Hunt (1873) – Will bequeaths \$1,000, “income to be distributed annually among the industrious poor residing in said town...”.

George Goodnow (1884) – The November 4, 1884, Town Meeting accepted a \$10,000 donation from George Goodnow, “... the income of which he desires to be used by the Selectmen of said Town for the time being to assist such citizens of the town who are not at the time receiving assistance as paupers but who may for any cause be in need of temporary private assistance.”

Joanna Gleason (1896) – Will bequeaths one-half of the remainder and residue of estate to the Town of Sudbury, amounting to \$1,192.27, “the principal ... to be kept safely invested and the income annually distributed by the Selectmen in their discretion among the needy inhabitants ...”.

Martha L. Parmenter (1936) – Will under Harry L. Parmenter bequeaths \$1,000 principal “... the Inhabitants of the town of Sudbury through its proper officer or officers shall hold the said fund in trust; shall invest and reinvest the same and pay over and use the income therefrom, from time to time, as aid to the poor and needy inhabitants of the said town of Sudbury.”

#### **Forrest Bradshaw Memorial**

The Bradshaw family designated the Goodnow Library as a recipient of memorial donations in the name of Forrest D. Bradshaw. In March 1987, the Town accepted \$455 in such donations to be used by the library trustees in support of the Bradshaw collections of historical papers relating to Sudbury.

#### **Goodnow Library Fund**

John Goodnow’s October 18, 1861, will bequeathed \$20,000 to the Town of Sudbury “for the purpose of purchasing and keeping in order a public library for the benefit of the inhabitants of that town.”

#### **Lydia Raymond Fund**

Lydia G. Raymond of Sudbury died January 24, 1960, leaving a will bequeathing \$500 to Goodnow Library. The 1962 Annual Town Meeting accepted this gift, establishing a trust fund, the income of which to be used for “such purposes as the Library Committee may determine.”

#### **Rhoades Memorial**

The Trustees of the Goodnow Library received \$3,027.10 on February 13, 1981 at the bequest of Paul Whitney Rhoades, “ ... the income only to be used for the purchase of books relating to landscape architecture, horticulture, gardening and floriculture.”

#### **Annie L. Thorpe Trust**

Received \$5,000 on March 22, 1978, in payment of legacy under the Annie L. Thorpe, Jr. Trust of January 5, 1934, as amended for the purpose of “furthering the work of the District Nurse or other health work”.

### **Cheri-Anne Cavanaugh Fund**

The United Methodist Church transferred this fund to the Town in 1995. Cheri-Anne Cavanaugh was a 16-year-old Sudbury resident who died in April 1992. This fund was established by her family and friends to perpetuate her memory and to help the youth of Sudbury. The fund supports teen crisis counseling sessions conducted by participating therapists.

### **George J. Raymond Scholarship Fund**

Lydia G. Raymond established this perpetual \$3,000 trust fund for the promotion of higher education in the Sudbury High School. It was accepted by the Special Town Meeting of May 4, 1925.

### **Tercentenary Fund (Yr 2075)**

When the Bicentennial Committee wrapped up its business in 1976, they donated \$100 to the Town to be invested and reinvested until the year 2075, with the accumulated amount at that time to be used for the celebration of the Nation's 300<sup>th</sup> anniversary.

### **School Fund**

As best can be determined, this fund originated as portions of the monies from two sources: the 1757 will of Joshua Haynes that, with the 1697 will of Peter Noyes, was part of the so-called "Donation Fund" or "Ancient Donation", and the 1849 will of Elisha Goodnow. Joshua Haynes' tombstone in the Old North Cemetery reads in part "He Was Charitable To The Poor And At His Death Gave Many Gifts To Peticuler Persons Besides A Thousand Pound Old Tenor To A Publick School And The Poor of y<sup>e</sup> Town of Sudbury." Elisha Goodnow's will reads in part "I give the Town of Sudbury ... the sum of four thousand dollars; & direct that said sum shall be held by said town forever ... quarter part of the net income thereof in each year shall be applied from time to time as the same may be needed for the purchase of books for poor children attending the Public Schools of said town."

### **Sept 11 Memorial**

The monies in this trust support the protection, maintenance and enhancement of the September 11<sup>th</sup> Memorial Garden in Sudbury. Dedicated on September 11, 2003, the Memorial Garden features flowering plants and trees, three bluestone benches, and a commemorative center stone of Sudbury granite where engraved bronze plaques recount the events of September 11, 2001, and memorialize three Sudbury residents who were lost. Initial donations supporting this memorial were formally placed in the trust on July 13, 2004.

### **Perpetual Care Fund**

One of the oldest and largest funds, these monies are used for the perpetual care of Sudbury's cemeteries. Funds are typically added through donations and each time someone is buried in Town. The proceeds of the sales of lots and plots in a Town cemetery are applied to the improvement and maintenance of the cemetery and for the accumulation of the permanent care and improvement fund.

### **Raymond Mausoleum**

The 1962 Annual Town Meeting voted to accept \$1,000 from the executors of the Will of Lydia G. Raymond, the income from which to be used for the perpetual care, maintenance, preservation and repair of the Raymond Mausoleum.

### **Wood Davison House**

Monies in this trust fund comprise donations originally made to support a project to move the Wood Davison house from its location at 348 Boston Post Road to Town property on Old Sudbury Road between the Flynn Building and the Loring Parsonage. The project was later determined to be unfeasible. In order to use the funds for purposes other than those stipulated, the Town had to agree on a suitable use for the accumulated funds and petition the Probate Court for approval. These funds have been approved for the Sudbury Historical Museum project.

### **Harry C. Rice Museum Fund**

The Board of Selectmen established the Rice Museum Fund in 1979, in accordance with Article VII of the Will of Harry Rice. The will stipulates that this fund, together with any other monies that might be donated to it from other sources, are to be invested and reinvested by Sudbury's Treasurer until such time as the accumulated fund is substantial enough to allow the Town "to build a suitable, fireproof museum building in which can be properly displayed the artifacts, materials and programs which are appropriate to the study of American History, and in particular the history of New England and Sudbury – including American Indian history." The will also stipulates the funds must be solely used for the development of a separate Sudbury Museum. In order to use the funds for purposes other than those stipulated, the Town had to agree on a suitable use for the accumulated funds and petition the Probate Court for approval. These funds have been approved for the Sudbury Historical Museum project.

### **Haskell Field Loop Trail Fund**

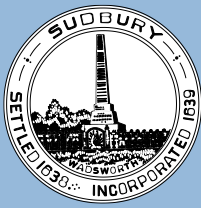
In December 2007, the Town received charitable gifts from an anonymous donor to construct and maintain a loop trail on Town-owned property at Haskell Field. The donor gifted \$6,000 for purpose of establishing and funding this trust for maintaining the loop trail.

### **Garfield Trust Fund**

Bequeathed in 1962 by Thomas Garfield, this fund provides for the permanent care, maintenance, and improvements specifically for Mount Pleasant Cemetery and to supplement the Perpetual Care Fund.

### **Boundless Playground Maintenance Trust Fund**

This fund helps maintain a completely accessible play area that allows anyone with disabilities to be a part of a community area and develop physically, socially, and emotionally



SUDBURY BOARD OF SELECTMEN  
Tuesday, August 14, 2018

**CONSENT CALENDAR ITEM**

**18: Request to expand traffic restriction Meadow Drive**

REQUESTOR SECTION

Date of request:

Requestor: Police Chief Scott Nix

Formal Title: Discussion and vote whether to approve the request to expand a restriction for traffic entering Meadow Drive from Old Lancaster Road from 3:30 PM to 4:30 PM to an extended time of 3:30 PM to 6:00 PM, as requested by Police Chief Scott Nix.

Recommendations/Suggested Motion/Vote: Discussion and vote whether to approve the request to expand a restriction for traffic entering Meadow Drive from Old Lancaster Road from 3:30 PM to 4:30 PM to an extended time of 3:30 PM to 6:00 PM, as requested by Police Chief Scott Nix.

Background Information:  
attached memo and traffic study results

Financial impact expected:none

Approximate agenda time requested:

Representative(s) expected to attend meeting: Police Chief Scott Nix

Review:

Patty Golden	Pending
Melissa Murphy-Rodrigues	Pending
Jonathan Silverstein	Pending
Robert C. Haarde	Pending
Board of Selectmen	Pending

08/14/2018 6:50 PM



**Scott Nix**  
*Chief of Police*

## Sudbury Police Department Office of the Chief of Police

75 Hudson Road  
Sudbury, MA 01776  
Business (978) 443-1042  
Fax (978) 443-1045  
nixs@sudbury.ma.us

July 3, 2018

To: Melissa Rodrigues, Town Manager  
From: Scott Nix, Chief of Police  
RE: Request for Increasing Prohibited Times

Melissa,

A number of residents from the Pheasant Avenue/Meadow Drive neighborhood have been requesting assistance with safety concerns surrounding commuting traffic through their neighborhood. Residents in the area were hoping to restrict the area to residents only for the majority of the day which I suggested was not feasible. They felt there is a speed concerns as well as a volume issue for commuters trying to avoid the intersections Old Lancaster (West) at Concord Road and Union Avenue at Concord Road.

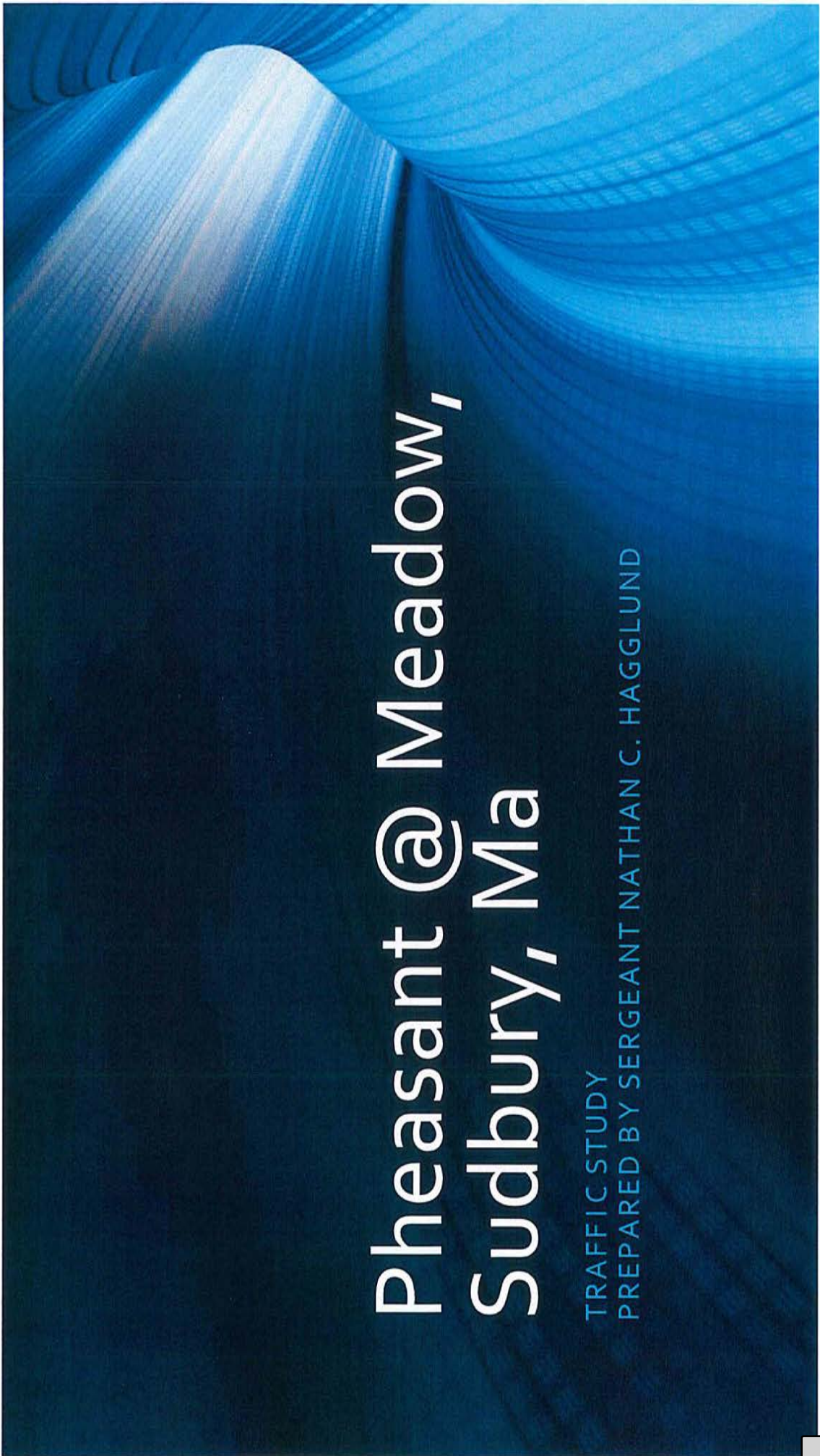
Currently there is a restriction for all traffic attempting to enter Meadow Drive from Old Lancaster Monday through Friday from 8:00 AM to 9:00 AM. Traffic attempting to enter Pheasant Avenue from Union Avenue is restricted Monday through Friday from 3:30 PM to 4:30 PM.

A traffic study was conducted demonstrating speed is within tolerance of the unposted 30 M.P.H. zone. The volume of traffic, however, is significant during the evening commute (copy of the study to be included). Therefore, I would respectfully request the Board of Selectmen consider expanding the restriction time from 3:30 PM to 6:00 PM. Thank you for considering my request. I would be happy to come before the Board to answer any questions or concerns. I know the residents would like to be present as well.

Respectfully,

Scott Nix  
Chief of Police

Attachment 18.a: Traffic Restrictions (2889 : Request to expand traffic restriction Meadow Drive)



# Pheasant @ Meadow, Sudbury, Ma

TRAFFIC STUDY  
PREPARED BY SERGEANT NATHAN C. HAGGLUND

## Primary Purpose of Study

- Complaints from residents of speed and traffic volume
- Volume increases during peak travel times

Prepared By: Sergeant Nathan C. Hagglund

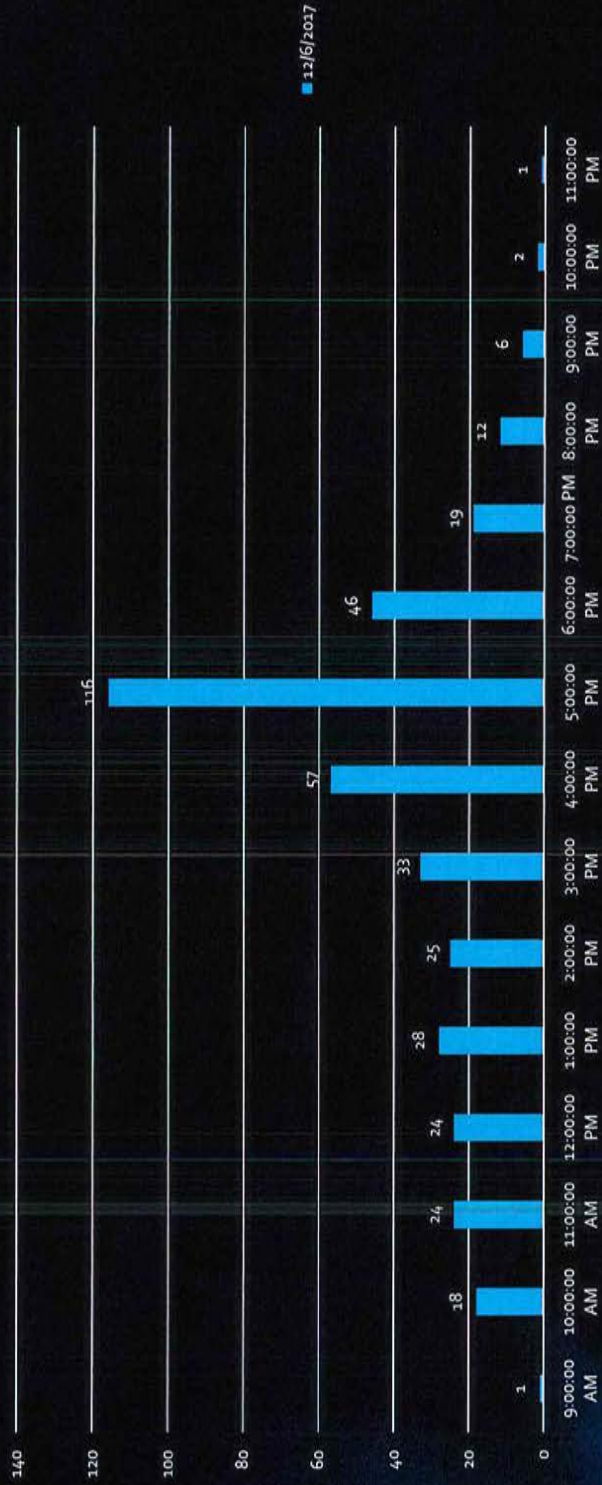


- Total Study time was from 12/6/17 through 12/21/17
- A surreptitious wireless Data Recorder using RADAR was used during the traffic study.
- The Raw data needed to be exported to Excel from the regular software program so that a proper Volume study could be completed.
- This report is a sampling from the total data.

Prepared By: Sergeant Nathan C. Hagglund

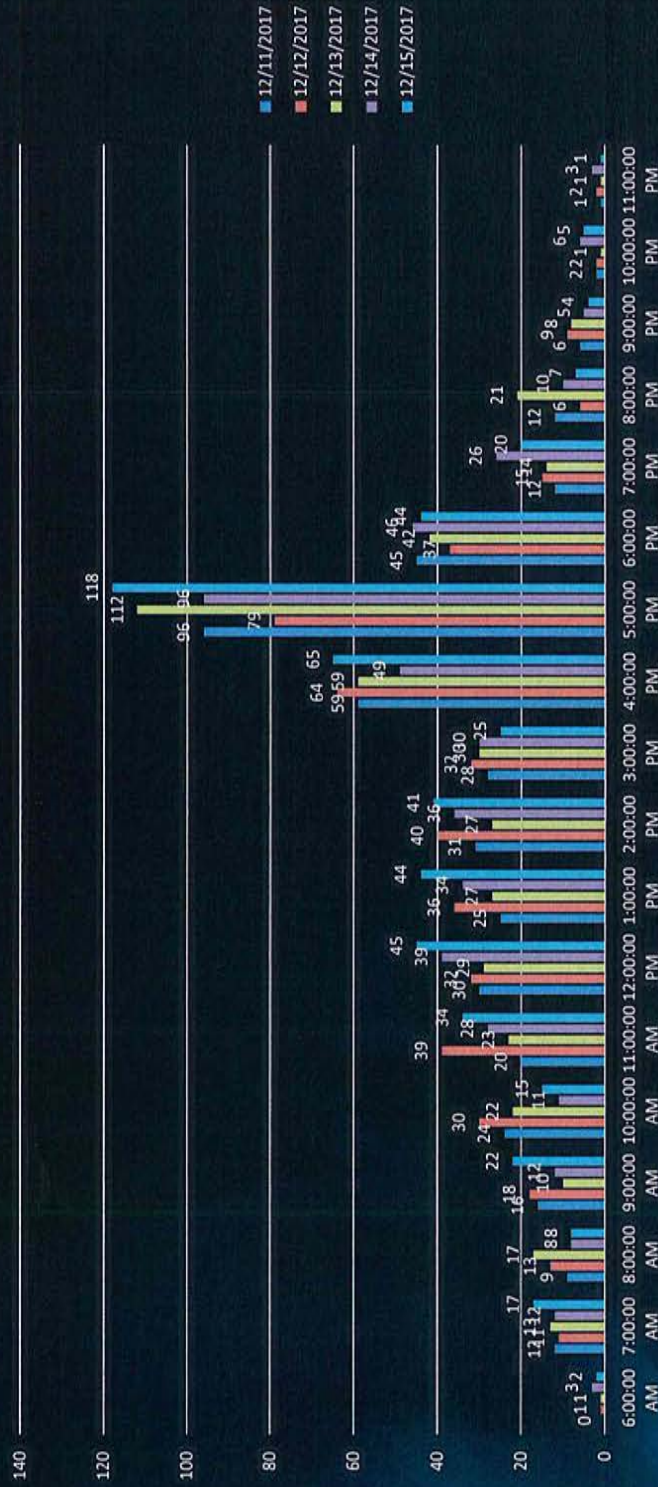
# Sample: Incoming Traffic From Union Ave. onto Pheasant Ave.

12/6/2017



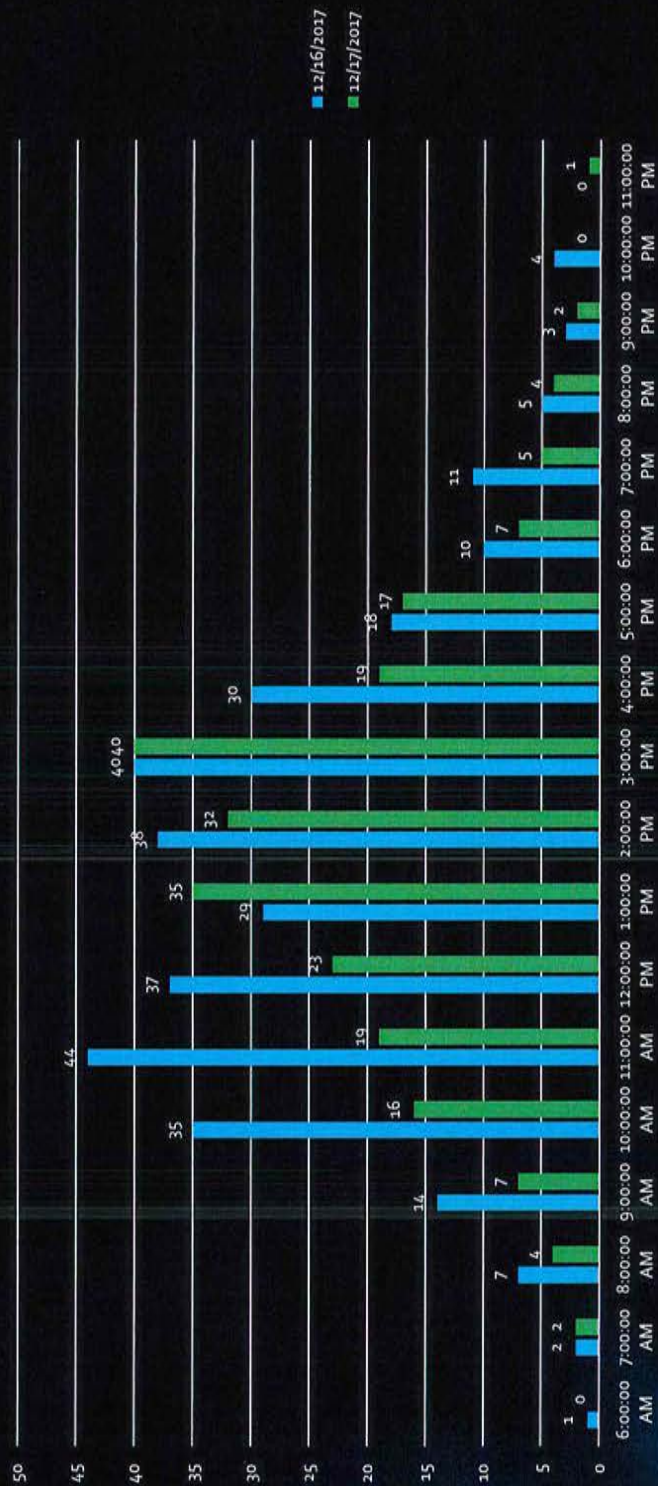
Prepared By: Sergeant Nathan C. Hagglund

# Sample: Incoming Traffic Week of 12/11 Monday - Friday



Prepared By: Sergeant Nathan C. Hagglund

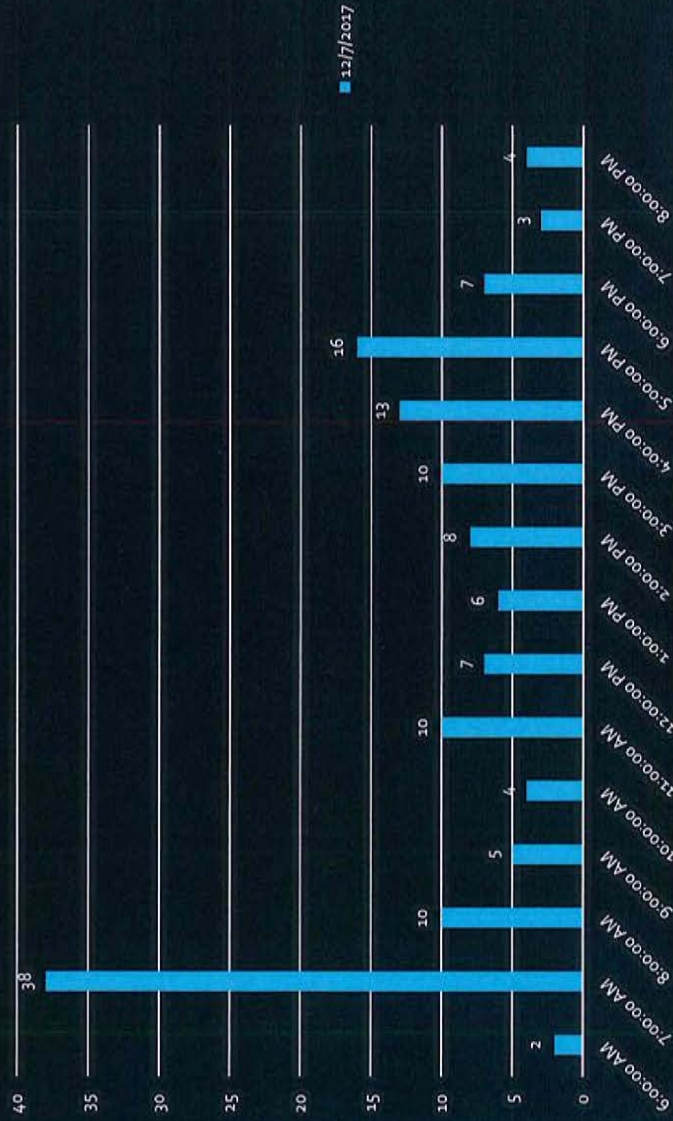
# Sample: Incoming Traffic Week of 12/11 Saturday - Sunday



Prepared By: Sergeant Nathan C. Hagglund

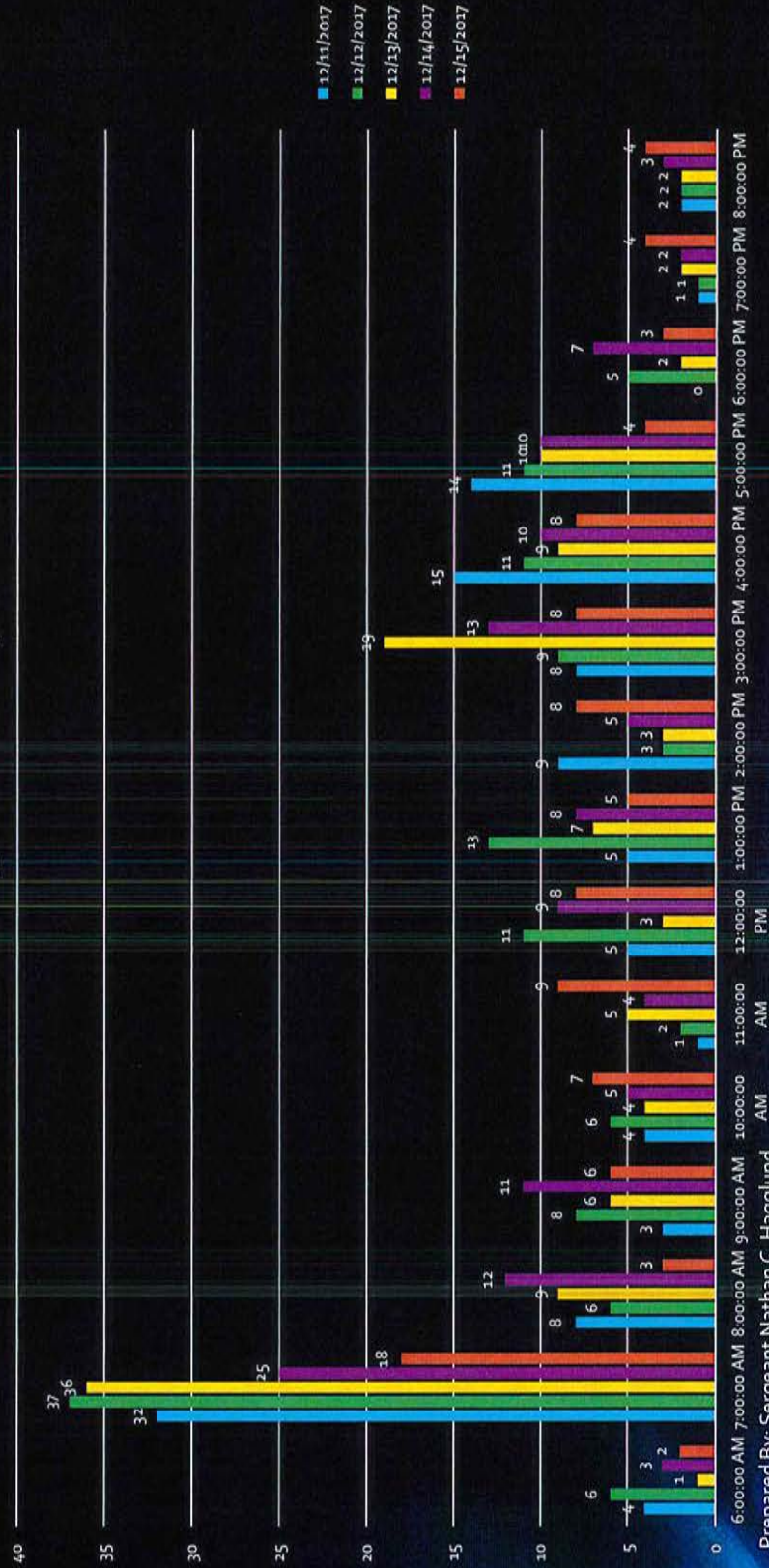
# Sample: Outgoing Traffic From Meadow onto Pheasant

12/7/2017



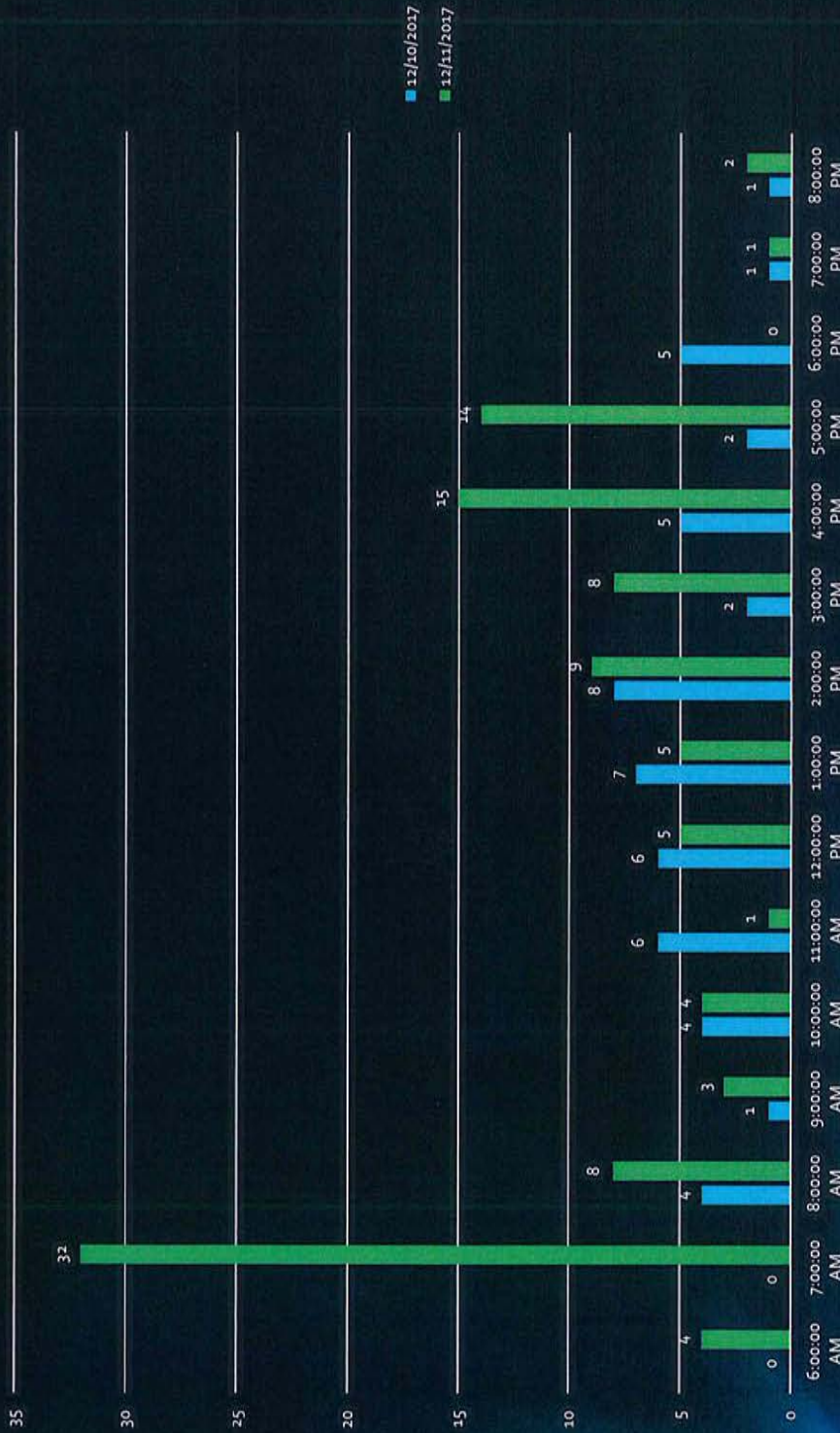
Prepared By: Sergeant Nathan C. Hagglund

# Sample: Outgoing Traffic of 12/11 From Meadow onto Pheasant Monday - Friday



Prepared By: Sergeant Nathan C. Hagglund

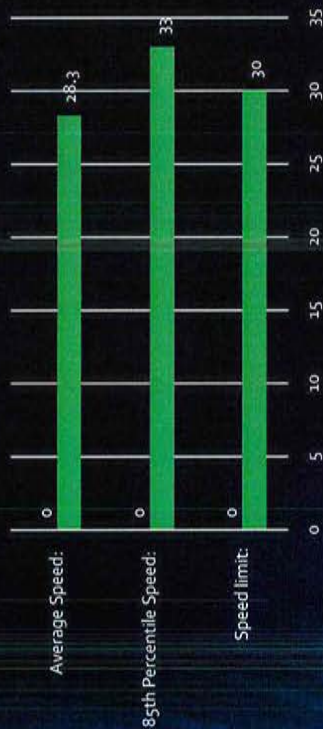
# Sample: Outgoing Traffic From Meadow onto Pheasant



Prepared By: Sergeant Nathan C. Hagglund

# Speeding:

Speeders Bi-Directional 12/6 - 12/21



85th Percentile Speed	33 mph
85th Percentile Vehicles	7,293 counts
Max Speed	46.0 mph on 12/16/2017 10:23:53 AM
Total Vehicles	8,580 count

Prepared By: Sergeant Nathan C. Hagglund



## Conclusions:

### Incoming Traffic

- 46 percent of all incoming weekday traffic occurs between 4pm to 6pm
- 2203 incoming vehicles were counted during a 5 day (Mon-Fri) study time.

### Outgoing Traffic

- 25 percent of outgoing weekday traffic occurs between 7am-8am
- 584 outgoing vehicles were counted during a 5 day (Mon-Fri) study time.

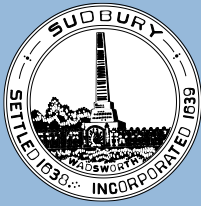
### Speeding

- The 85<sup>th</sup> percentile of speed was 33mph
- The average speed of all vehicles was 28.3 MPH

Prepared By: Sergeant Nathan C. Hagglund

# End of Study

Prepared By: Sergeant Nathan C. Hagglund



SUDBURY BOARD OF SELECTMEN  
Tuesday, August 14, 2018

**CONSENT CALENDAR ITEM**

**19: Request to approve stop sign on Basswood Ave.**

REQUESTOR SECTION

Date of request:

Requestor: Police Chief Scott Nix

Formal Title: Discussion and vote whether to approve a request to install a stop sign on Basswood Avenue at the intersection of Great Lake Drive for westerly traffic, as requested by Police Chief Scott Nix.

Recommendations/Suggested Motion/Vote: Discussion and vote whether to approve a request to install a stop sign on Basswood Avenue at the intersection of Great Lake Drive for westerly traffic, as requested by Police Chief Scott Nix.

Background Information:  
attached memo and documents provided by Police Chief Nix.

Financial impact expected:none

Approximate agenda time requested:

Representative(s) expected to attend meeting: Police Chief Scott Nix

Review:

Patty Golden	Pending
Melissa Murphy-Rodrigues	Pending
Jonathan Silverstein	Pending
Robert C. Haarde	Pending
Board of Selectmen	Pending

08/14/2018 6:50 PM



**Scott Nix**  
Chief of Police

## Sudbury Police Department Office of the Chief of Police

75 Hudson Road  
Sudbury, MA 01776  
Business (978) 443-1042  
Fax (978) 443-1045  
nixs@sudbury.ma.us

July 30, 2018

To: Melissa Rodrigues, Town Manager  
From: Scott Nix, Chief of Police  
RE: Stop Sign Request, Basswood Avenue at Great Lake Drive (Westerly)

Melissa,

Several residents have expressed their concerns surrounding safety in the Pines Lakes neighborhood, in particular requesting four way stops be installed at every intersection. Such a proposal had been visited some time ago by various entities to include the Board of Selectmen. At that time, specific intersections were addressed on a case-by-case basis where a motorist's limited line of sight warranted installation of a stop sign.

Some felt it would be beneficial to install the aforementioned signs to mitigate speed. As articulated in the Manual on Uniform Traffic Control Devices, stop signs *shall* not be used for the "control of speed." Therefore it would not be a recommendation to install four way stops throughout the neighborhood. I believe each concern should be addressed individually.

One such request submitted by several neighbors I spoke with is the intersection of Basswood Avenue at Great Lake Drive. In surveying the area, when travelling westerly on Basswood Avenue there are sight line issues. Even with trimming the shrubbery depicted in the photographs submitted, sight lines would remain diminished. When travelling easterly on Basswood Avenue at Great Lake Drive sight lines are sufficient. Therefore, I respectfully request the Board of Selectmen consider approving the installation of a stop sign on Basswood Avenue at the intersection of Great Lake Drive for westerly traffic. Thank you for your consideration. If you have any further questions please let me know.

Respectfully,

Scott Nix  
Chief of Police



# The Massachusetts Amendments to the

**2009**

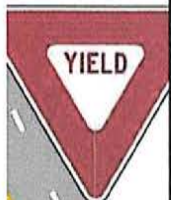
# Manual on Uniform Traffic Control Devices

## and the Standard Municipal Traffic Code

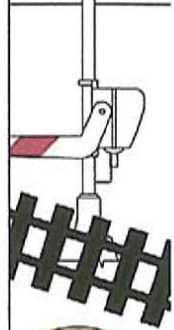
January 2012



Ten Park Plaza  
Boston, MA 02116-3973 • 617-973-7800



# SCHOOL



Attachment 19.a: StopSignRequest (2890 : Request to approve stop sign on Basswood Ave.)

proper legend the legal parking time established by regulation or ordinance and when operated shall at all times indicate the balance of legal parking time permitted and at the expiration of such period shall indicate illegal or overtime parking by dropping of a signal automatically or some other mechanical operation.

#### A. Installation

- (1) The distance of the meter from the face of the curb shall be not less than 6 inches nor more than 24 inches but 18 inches is recommended.
- (2) The tops of the meters shall be between 46 inches and 56 inches above the sidewalk.
- (3) The metered spaces which at all times must be clearly indicated by white pavement markings shall not be less than 20 feet but 22 feet is recommended except where angle parking is permitted.

#### B. Locations – Meters shall not be installed in the following locations:

- (1) In any place where parking is prohibited generally by existing regulations.
- (2) On any street for angle parking on one side where the width of roadway between curbs is less than 75 feet or for angle parking on both sides where the width is less 84 feet. This requirement may be waived for one-way streets and municipal off-street parking areas.
- (3) On any street for angle parking where more than 40% of the traffic during the hours of meter operation is through traffic, or on any numbered route.
- (4) On any street for angle parking when said street is built or improved as a Federal-Aid project.
- (5) On any State Highway.

#### C. Operation

- (1) The days and hours of operation, the duration of permitted parking and the proper fee as set forth in approved regulations shall be plainly indicated on each meter.

### **Section 10A-4 Stop Signs**

The purpose of the Stop Sign is to designate right-of-way to vehicles making conflicting movements. It is not intended, nor shall it be used for the control of speed, traffic calming or to forestall pedestrian, rear-end or turning movement accidents. To insure uniformity in stop sign studies and recommendations, the warrants as provided in the 2009 MUTCD, Section 2B.05 will govern. Stop Signs shall be located as provided in Section 2B.06 of the same.

Multi-way Stop Signs must meet the warrant criteria as outlined in Section 2B.07 of the 2009 MUTCD.

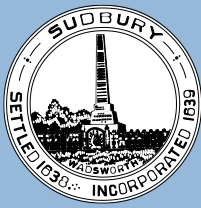


Attachment19.a: StopSignRequest (2890 : Request to approve stop sign on Basswood Ave.)



Attachment 19.a: Stop Sign Request (2890 : Request to approve stop sign on Basswood Ave.)





SUDBURY BOARD OF SELECTMEN  
Tuesday, August 14, 2018

**CONSENT CALENDAR ITEM**

**20: Annual Election Worker Appointments 2018-2019**

REQUESTOR SECTION

Date of request:

Requestor: Town Clerk and Democratic and Republican Town Committee Chairmen

Formal Title: Vote to appoint Election Officers for a one-year term, commencing August 15, 2018 and ending August 14, 2019, as recommended by the Democratic and Republican Town Committee Chairmen and the Town Clerk. (Selectman Simon is requested to abstain from voting on the appointment of Gail-Ann Simon.)

Recommendations/Suggested Motion/Vote: (1) **Vote** to appoint Gail-Ann Simon as an Election Officer for a one-year term, commencing August 15, 2018 and ending August 14, 2019, as recommended by the Democratic and Republican Town Committee Chairmen and the Town Clerk.

(2) **Vote** to appoint Election Officers for a one-year term, commencing August 15, 2018 and ending August 14, 2019, as recommended by the Democratic and Republican Town Committee Chairmen and the Town Clerk.

Background Information:

Please see Election Worker lists attached. Selectman Simon is requested to abstain from voting on the appointment of Gail-Ann Simon.

Financial impact expected:N/A

Approximate agenda time requested:

Representative(s) expected to attend meeting:

Review:

Patty Golden	Pending
Melissa Murphy-Rodrigues	Pending
Jonathan Silverstein	Pending
Robert C. Haarde	Pending
Board of Selectmen	Pending

08/14/2018 6:50 PM

Additional Election Workers to Appoint

2018-2019

Last\First Name	Election Officer Type	Political Party
Simon, Gail-Ann	Election Officer	Unenrolled

Precinct
2

## Democrat/Unenrolled Election Officers

2018-2019

John Reardon - Democratic Town Committee Chair

Last\First Name	Election Officer Type	Political Party
Abrams, Susan F.	Election Officer	Democrat
Adelson, Paula E.	Election Officer	Democrat
Balling, Annick	Election Officer	Democrat
Bausk, Jacqueline A.	Election Officer	Democrat
Bausk, Joseph D.	Election Officer	Democrat
Blatt, Judith	Election Officer	Democrat
Blatz, Beverly	Election Officer	Democrat
Boyce, Sheila J.	Election Officer	Democrat
Burkley, Elaine	Election Officer	Democrat
Cabral, Dorothy A.	Election Officer	Democrat
Cline, Sherrill	Election Officer	Democrat
Curtis, Heather	Election Officer	Democrat
Demerjian, Karen	Election Officer	Democrat
Dziekhan, Michael W.	Election Officer	Democrat
Ehrmann, Debra D.	Election Officer	Democrat
Fridman, Eva Jane	Election Officer	Democrat
Gannon, Doris	Election Officer	Democrat
Gazza , Vera R.	Election Officer	Democrat
Goldsmith, Howard	Election Officer	Democrat
Greene, Steven	Election Officer	Democrat
Gross, Judith S.	Election Officer	Democrat
Hollocher, Thomas C.	Election Officer	Democrat
Horka, Bonnie L.	Election Officer	Democrat
Maloney, Sharon	Election Officer	Democrat
Marotta, Paul J.	Election Officer	Democrat
Merra, Judith A.	Election Officer	Democrat
Moeller, Jane	Election Officer	Democrat
Morgan, Ellen	Election Officer	Democrat
Oldroyd, Dorothy	Election Officer	Democrat
Pakos, Patricia	Election Office	Democrat
Plotkin, Alexandra	Election Office	Democrat
Radoski, Liz	Election Officer	Democrat
Rettman, Bonita	Election Officer	Democrat
Reutlinger, Eileen C.	Election Officer	Democrat
Rushfirth, Susan	Election Officer	Democrat
Sears, Dorothy M.	Election Officer	Democrat
Shulman, Carol	Election Officer	Democrat
Signorino, Carolina	Election Officer	Democrat
Travers, Jo Susan	Election Officer	Democrat
Weinstein, Julie	Election Officer	Democrat
Welsh, Peter	Election Officer	Democrat
Wilson, Barbara	Election Officer	Democrat
Anderson, Carolyn A.	Election Officer	Unenrolled
Barrett, Sarah	Election Officer	Unenrolled
Baumgartner, Diane	Election Officer	Unenrolled
Bennett, Joanne	Election Officer	Unenrolled
Bennett, Michael	Election Officer	Unenrolled

Biller, Bev	Election Officer	Unenrolled
Booth, Lisa	Election Officer	Unenrolled
Burns, Joan H.	Election Officer	Unenrolled
Comstock, Rita	Election Officer	Unenrolled
Connelly, Maryann	Election Officer	Unenrolled
Corley, Mary G.	Election Officer	Unenrolled
Cutler, Betsey	Election Officer	Unenrolled
Dawson, Maria	Election Officer	Unenrolled
DeMille, Sandra B.	Election Officer	Unenrolled
Derby, Janet	Election Officer	Unenrolled
Diefenbacher, Elizabeth	Election Officer	Unenrolled
Drobinski, Patricia	Election Officer	Unenrolled
Erbafina, Tina	Election Officer	Unenrolled
Ericson, Jeanne R.	Election Officer	Unenrolled
Fraize, Ellen	Election Officer	Unenrolled
Frazer, Virginia R.	Election Officer	Unenrolled
French, Mary Ellen	Election Officer	Unenrolled
Friedlander, Carlie	Election Officer	Unenrolled
Friedlander, Thomas	Election Officer	Unenrolled
Garcia, Lydia	Election Officer	Unenrolled
Glaser, Marion	Election Officer	Unenrolled
Goldsmith, Barbara	Election Officer	Unenrolled
Graham, Jane	Election Officer	Unenrolled
Greenberg, Robert	Election Officer	Unenrolled
Greene, Ruth	Election Officer	Unenrolled
Hawkins, Edward A.	Election Officer	Unenrolled
Hayes, Patricia	Election Officer	Unenrolled
Howard , Patricia B.	Election Officer	Unenrolled
Hubell, Sarah	Election officer	Unenrolled
James, Erika	Election Officer	Unenrolled
Jennings, Donald	Election Officer	Unenrolled
Johnson, Donna	Election Officer	Unenrolled
Johnson, Sandra	Election Officer	Unenrolled
Kaufman, Phyllis	Election Officer	Unenrolled
Lee, Robert	Election Officer	Unenrolled
Longo, Joanne	Election Officer	Unenrolled
Maurer, Jeannette	Election Officer	Unenrolled
Maxon, Patricia	Election Officer	Unenrolled
Mays, Robert Harvey	Election Officer	Unenrolled
McCormack, Mary	Election Officer	Unenrolled
Merra, Sam	Election Officer	Unenrolled
Nelson, Muriel N.	Election Officer	Unenrolled
Nikula, Elizabeth	Election Officer	Unenrolled
Nikula, John V.	Election Officer	Unenrolled
Nozik, Gail	Election Officer	Unenrolled
O'Connell, Antoinette J.	Election Officer	Unenrolled
O'Connor, Susan	Election Officer	Unenrolled
Osterling, Lucy	Election Officer	Unenrolled
Phillips, Joanne	Election Officer	Unenrolled
Reed, Judy Ann	Election Officer	Unenrolled
Regan, Karen	Election Officer	Unenrolled
Royea, Marie	Election Officer	Unenrolled
Ryan, David	Election Officer	Unenrolled

Schow, Joan M.	Election Officer	Unenrolled
Scott, Mary	Election Officer	Unenrolled
Sklenak, Deanna	Election Officer	Unenrolled
Sobol, Elizabeth	Election Officer	Unenrolled
Sonnenschein, DeBorah J.	Election Officer	Unenrolled
Steward, Connie	Election officer	Unenrolled
Sulkowski, Victor	Election Officer	Unenrolled
Swirsky, Gabrielle	Election Officer	Unenrolled
Thompson, Judith F.	Election Officer	Unenrolled
Travers, Thomas S.	Election Officer	Unenrolled
Tyler, Patricia	Election Officer	Unenrolled
Wallace, Linda M.	Election Officer	Unenrolled

**This list is to be approved by the Democratic Chair, Beverly Guild**

**Chair Signature**

**Date**

## Republican/Unenrolled Election Officers

2018-2019

Deanna Bisson - Republican Town Committee Chair

Last\First Name	Election Officer Type	Political Party
Burke, Catherine	Election Officer	Republican
Cerul, Roberta G.	Election Officer	Republican
Coe, Martha J.	Election Officer	Republican
Conlin, Jeffrey	Election Officer	Republican
Connor, George	Election Officer	Republican
DeSantis, SantaJean	Election Officer	Republican
Dufault, Tammie Rhodes	Election Officer	Republican
Gelsinon, Madeleine R.	Election Officer	Republican
Gray-Nix, Elizabeth	Election Officer	Republican
Guthy, Patricia	Election Officer	Republican
Hullinger, Siobhan Condo	Election Officer	Republican
Hunnewell, Betsy M.	Election Officer	Republican
Lee, Chongfang	Election Officer	Republican
MacLean, Marilyn A.	Election Officer	Republican
McMorrow, Maureen	Election Officer	Republican
Moreno, Jose	Election Officer	Republican
Murray, Lynn	Election Officer	Republican
Reed, Walter A.	Election Officer	Republican
Rogers, Robert	Election Officer	Republican
Roopenian, Kirsten	Election Officer	Republican
Tate, Evelyn J.	Election Officer	Republican
Thomas, Susan	Election Officer	Republican
Wallingford, Elizabeth J.	Election Officer	Republican
Anderson, Carolyn A.	Election Officer	Unenrolled
Barrett, Sarah	Election Officer	Unenrolled
Baumgartner, Diane	Election Officer	Unenrolled
Bennett, Joanne	Election Officer	Unenrolled
Bennett, Michael	Election Officer	Unenrolled
Biller, Bev	Election Officer	Unenrolled
Booth, Lisa	Election Officer	Unenrolled
Burns, Joan H.	Election Officer	Unenrolled
Comstock, Rita	Election Officer	Unenrolled
Connelly, Maryann	Election Officer	Unenrolled
Corley, Mary G.	Election Officer	Unenrolled
Cutler, Betsey	Election Officer	Unenrolled
Dawson, Maria	Election Officer	Unenrolled
DeMille, Sandra B.	Election Officer	Unenrolled
Derby, Janet	Election Officer	Unenrolled
Diefenbacher, Elizabeth	Election Officer	Unenrolled
Drobinski, Patricia	Election Officer	Unenrolled
Erbafina, Tina	Election Officer	Unenrolled
Ericson, Jeanne R.	Election Officer	Unenrolled
Fraize, Ellen	Election Officer	Unenrolled
Frazer, Virginia R.	Election Officer	Unenrolled
French, Mary Ellen	Election Officer	Unenrolled

Attachment 20.c: Republican EW V6 (2895 : Annual Election Worker Appointments 2018-2019)

Friedlander, Carlie	Election Officer	Unenrolled
Friedlander, Thomas	Election Officer	Unenrolled
Garcia, Lydia	Election Officer	Unenrolled
Glaser, Marion	Election Officer	Unenrolled
Goldsmith, Barbara	Election Officer	Unenrolled
Graham, Jane	Election Officer	Unenrolled
Greenberg, Robert	Election Officer	Unenrolled
Greene, Ruth	Election Officer	Unenrolled
Hawkins, Edward A.	Election Officer	Unenrolled
Hayes, Patricia	Election Officer	Unenrolled
Howard , Patricia B.	Election Officer	Unenrolled
Hubbell, Sarah	Election Officer	Unenrolled
James, Erika	Election Officer	Unenrolled
Jennings, Donald	Election Officer	Unenrolled
Johnson, Donna	Election Officer	Unenrolled
Johnson, Sandra	Election Officer	Unenrolled
Kaufman, Phyllis	Election Officer	Unenrolled
Lee, Robert	Election Officer	Unenrolled
Longo, Joanne	Election Officer	Unenrolled
Maurer, Jeannette	Election Officer	Unenrolled
Maxon, Patricia	Election Officer	Unenrolled
Mays, Robert Harvey	Election Officer	Unenrolled
McCormack, Mary	Election Officer	Unenrolled
Merra, Sam	Election Officer	Unenrolled
Nelson, Muriel N.	Election Officer	Unenrolled
Nikula, Elizabeth	Election Officer	Unenrolled
Nikula, John V.	Election Officer	Unenrolled
Nozik, Gail	Election Officer	Unenrolled
O'Connell, Antoinette J.	Election Officer	Unenrolled
O'Connor, Susan	Election Officer	Unenrolled
Osterling, Lucy	Election Officer	Unenrolled
Phillips, Joanne	Election Officer	Unenrolled
Reed, Judy Ann	Election Officer	Unenrolled
Regan, Karen	Election Officer	Unenrolled
Royea, Marie	Election Officer	Unenrolled
Ryan, David	Election Officer	Unenrolled
Schow, Joan M.	Election Officer	Unenrolled
Scott, Mary	Election Officer	Unenrolled
Sklenak, Deanna	Election Officer	Unenrolled
Sobol, Elizabeth	Election Officer	Unenrolled
Sonnenschein, DeBorah J.	Election Officer	Unenrolled
Steward, Connie	Election Officer	Unenrolled
Sulkowski, Victor	Election Officer	Unenrolled
Swirsky, Gabrielle	Election Officer	Unenrolled
Thompson, Judith F.	Election Officer	Unenrolled
Travers, Thomas S.	Election Officer	Unenrolled
Tyler, Patricia	Election Officer	Unenrolled
Wallace, Linda M.	Election Officer	Unenrolled

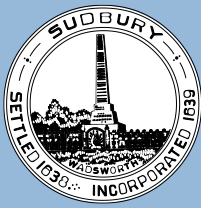


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This list is to be approved by the Republican Chair, Deanna Bisson

Chair Signature

Date



SUDBURY BOARD OF SELECTMEN

Tuesday, August 14, 2018

**CONSENT CALENDAR ITEM**

**21: Appointments to Budget Strategies Task Force**

REQUESTOR SECTION

Date of request:

Requestor: Selectman Pat Brown

Formal Title: Vote to appoint the following individuals to the Budget Strategies Task Force for terms expiring 6/30/19: Jean Nam (for Finance Committee); Dan Carty (for Selectmen); Lisa Kouchakdjian and Sylvia Nerssessian (for SPS); Carole Kasper (for LS) with Kevin Matthews as an alternate; and Brad Crozier (SPS Superintendent). Also reappoint Patricia Brown, Susan Berry, Radha Gargeya, Melissa Murphy-Rodrigues, and Bella Wong for terms expiring 6/30/19.

Recommendations/Suggested Motion/Vote: Vote to appoint the following individuals to the Budget Strategies Task Force for terms expiring 6/30/19: Jean Nam (for Finance Committee); Dan Carty (for Selectmen); Lisa Kouchakdjian and Sylvia Nerssessian (for SPS); Carole Kasper (for LS) with Kevin Matthews as an alternate; and Brad Crozier (SPS Superintendent). Also reappoint Patricia Brown, Susan Berry, Radha Gargeya, Melissa Murphy-Rodrigues, and Bella Wong for terms expiring 6/30/19.

Background Information:  
attached email request

Financial impact expected:none

Approximate agenda time requested:

Representative(s) expected to attend meeting:

Review:

Patty Golden	Pending
Melissa Murphy-Rodrigues	Pending
Jonathan Silverstein	Pending
Robert C. Haarde	Pending
Board of Selectmen	Pending

08/14/2018 6:50 PM

## Golden, Patricia

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**From:** Susan Berry <namaberry@gmail.com>  
**Sent:** Wednesday, August 1, 2018 6:19 PM  
**To:** Golden, Patricia  
**Cc:** Brown, Patricia; Hobin, Carol  
**Subject:** Re: Budget Strategies Task Force - new appointments

Patty,  
 My revisions are included below. Let me know if you have questions.  
 Susan

*Vote to appoint the following individuals to the Budget Strategies Task Force for terms expiring 6/30/19: Jean Nam (for Finance Committee); Dan Carty (for Selectmen); Lisa Kouchakdjian and Sylvia Nerssessian (for SPS); Carole Kasper (for LS) with Kevin Matthews as an alternate; and Brad Crozier (SPS Superintendent). Also reappoint Patricia Brown, Susan Berry, Radha Gargeya, Melissa Murphy-Rodrigues, and Bella Wong for terms expiring 6/30/19.*

On Wed, Aug 1, 2018 at 2:28 PM, Golden, Patricia <[GoldenP@sudbury.ma.us](mailto:GoldenP@sudbury.ma.us)> wrote:

Hi Susan and Pat,

I'm working on the 8/14 Selectmen's agenda, and just need to confirm "who's on first" for the appointments. This is what I have for the draft agenda vote:

*Vote to appoint the following individuals to the Budget Strategies Task Force for terms expiring 6/30/19: Jean Nam (for Finance Committee); Dan Carty (for Selectmen); and Brad Crozier (for SPS). Also reappoint Patricia Brown, Susan Berry, Radha Gargeya, and Melissa Murphy-Rodrigues for terms expiring 6/30/19.*

Could you please let me know if this is correct or if edits need to be made.

Thank you very much.

Patty Golden

Senior Admin. Assistant to the Town Manager

Town of Sudbury

[278 Old Sudbury Road](#)

[Sudbury, MA 01776](#)

[Ph: 978-639-3382](tel:978-639-3382)

Fax: 978-443-0756

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

*The Secretary of State's office has determined that most e-mails to and from municipal offices and officials are public records. Consequently, confidentiality should not be expected.*

---

**From:** Hobin, Carol  
**Sent:** Friday, July 27, 2018 11:43 AM  
**To:** [namaberry@gmail.com](mailto:namaberry@gmail.com)  
**Cc:** Golden, Patricia <[GoldenP@sudbury.ma.us](mailto:GoldenP@sudbury.ma.us)>  
**Subject:** RE: Budget Strategies Task Force - new appointments

Good Morning Susan,

The Board of Selectmen will need to approve the appointments of Jean Nam, Dan Carty and Brad Cozier to the BSTF committee. This will be added to the agenda for the meeting on August 14<sup>th</sup>.

Thank you for bringing this to our attention.

Regards,

Carol

Carol Hobin

Selectmen's Office Clerk

Town Manager/Selectmen's Office

Town of Sudbury

Attachment21.a: BSTF\_Appt\_request (2893 : Appointments to Budget Strategies Task Force)

[278 Old Sudbury Road](#)

[Sudbury, MA 01776](#)

[Ph. 978-639-3381](#)

Fax 978-443-0756

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

---

**From:** Frank, Leila  
**Sent:** Thursday, July 26, 2018 1:06 PM  
**To:** Hobin, Carol <[HobinC@sudbury.ma.us](mailto:HobinC@sudbury.ma.us)>  
**Subject:** FW: Budget Strategies Task Force

LEILA S. FRANK

OFFICE SUPERVISOR/INFORMATION OFFICER

SUDBURY TOWN MANAGER & BOARD OF SELECTMEN'S OFFICE

[278 OLD SUDBURY ROAD](#)

SUDBURY, MA 01776

978-639-3380

[SUDBURY.MA.US](http://SUDBURY.MA.US)

WHEN WRITING OR RESPONDING, PLEASE BE AWARE THE SECRETARY OF STATE HAS DETERMINED THAT E-MAIL IS A PUBLIC RECORD AND THUS NOT CONFIDENTIAL.

Attachment21.a: BSTF\_Appt\_request (2893 : Appointments to Budget Strategies Task Force)

**From:** Susan Berry [<mailto:namaberry@gmail.com>]  
**Sent:** Thursday, July 26, 2018 1:04 PM  
**To:** Frank, Leila <[FrankL@sudbury.ma.us](mailto:FrankL@sudbury.ma.us)>  
**Subject:** Budget Strategies Task Force

Hi Leila,

I received an email from Pat Brown requesting that I get the membership of the BSTF updated on the website. Should this request go to you? If so, here are the updates I have so far:

Jean Nam for the FinCom

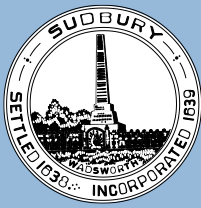
Dan Carty for the BoS

Brad Crozier replaces Anne Wilson

Thanks,

Susan

Attachment21.a: BSTF\_Appt\_request (2893 : Appointments to Budget Strategies Task Force)



SUDBURY BOARD OF SELECTMEN  
Tuesday, August 14, 2018

**CONSENT CALENDAR ITEM**

**22: Appointment to Commission on Disability**

REQUESTOR SECTION

Date of request:

Requestor: Patricia Guthy, COD member

Formal Title: Vote to approve the Town Manager appointment of Susan N. Iuliano, 22 Jason Drive, to the Commission on Disability, for a term expiring 5/30/21.

Recommendations/Suggested Motion/Vote: Vote to approve the Town Manager appointment of Susan N. Iuliano, 22 Jason Drive, to the Commission on Disability, for a term expiring 5/30/21.

Background Information:  
attached application and memo from COD recommending this appointment

Financial impact expected:n/a

Approximate agenda time requested:

Representative(s) expected to attend meeting:

Review:

Patty Golden	Pending
Melissa Murphy-Rodrigues	Pending
Jonathan Silverstein	Pending
Robert C. Haarde	Pending
Board of Selectmen	Pending

08/14/2018 6:50 PM

**Golden, Patricia**

---

**From:** CHAS GUTHY <c.guthy@verizon.net>  
**Sent:** Saturday, July 14, 2018 8:46 PM  
**To:** Selectmen  
**Cc:** Kay Bell  
**Subject:** Request for Inclusion on August 14th Agenda

July 14, 2018

Robert Haarde, Chair  
 Daniel Carty, Vice-Chair  
 Leonard Simon, Member  
 Patricia Brown, Member  
 Janie Dretler, Member

Dear Selectmen:

As newly appointed members of the Commission on Disabilities, we are very anxious to be able to form a working body to support the Town's resolve to provide public assess and services for people with disabilities. We, therefore, respectfully request that the appointment of Susan Iuliano to the Sudbury Commission on Disability be placed on the Board of Selectmen's August 14th Agenda.

As you are well aware, Susan has impeccable qualifications to serve on this Commission. Her long history of service to the Town of Sudbury, her broad experience, and other professional qualifications, as documented in her Application for Appointment, make her an Ideal candidate. Her participation in the the work of the COD would be a great asset to help to reinvigorate the commission and to continue its work of advocacy into the future.

We strongly support her application and urge you to approve her appointment to the Commission on Disability for the prescribed three-year term.

Thank you for your action on this matter and your continued support of the work of the COD.

Sincerely,

Kathleen Bell, COD Member

Patricia Guthy, COD Member

Attachment22.a: COD email\_appt\_Iuliano (2875 : Appointment to Commission on Disability)



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

BOARD OF SELECTMEN  
278 OLD SUDBURY ROAD  
SUDBURY, MA 01776

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

Board or Committee Name: Commission on Disability

Name: Susan Iuliano

Address: 22 Jason Drive, Sudbury

Email Address: [REDACTED]

Home phone: [REDACTED]

Work or Cell phone: [REDACTED]

Years lived in Sudbury: 22

Brief resume of background and pertinent experience:

Law degree and practice in areas related to disability law (e.g., employment); worked as attorney at the Office for Children (state agency which then helped to coordinate services for children with disabilities across state agencies); School Committee experience, which exposed me to information concerning special education services and regulations.

Municipal experience (if applicable):

Board of Selectmen (and related appointments including the Sudbury Housing Trust and BSTF); SPS School Committee; Open Space and Recreation Plan Committee; Property Tax Equity Review Committee; H.3435 Review Committee; St. Anselms Task Force.

Educational background:

B.A., Yale University (Religious Studies)

J.D., University of Texas School of Law

Reason for your interest in serving:

I am interested in serving on the Commission to help ensure that it meets its mission as approved by Sudbury Town Meeting voters: to support the full integration and participation of people with disabilities in our Town. I would work with the Commission, in coordination with other Town departments and committees and with the State Office of Disability, to empower the voice of people with disabilities and to help eliminate barriers in housing, recreation, access, transportation, and other facets of life. I am particularly interested in enhancing the important work done in this area by the Council on Aging, as the Commission works to support efforts across the Town.

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

I am generally available days and evenings.

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

No

SI

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

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

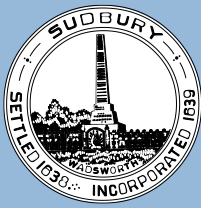
I hereby submit my application for consideration for appointment to the Board or Committee listed above.

Signature

Susan Iuliano

Date 6/14/2018

Attachment 22.b: COD applic\_ Iuliano (2875 : Appointment to Commission on Disability)



SUDBURY BOARD OF SELECTMEN  
Tuesday, August 14, 2018

**CONSENT CALENDAR ITEM**

**23: Minutes approval**

REQUESTOR SECTION

Date of request:

Requested by: Patty Golden

Formal Title: Vote to approve the regular session minutes of 6/19/18 and 7/10/18.

Recommendations/Suggested Motion/Vote: Vote to approve the regular session minutes of 6/19/18 and 7/10/18.

Background Information:  
attached draft

Financial impact expected:

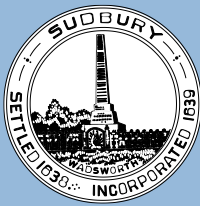
Approximate agenda time requested:

Representative(s) expected to attend meeting:

Review:

Patty Golden	Pending
Melissa Murphy-Rodrigues	Pending
Jonathan Silverstein	Pending
Robert C. Haarde	Pending
Board of Selectmen	Pending

08/14/2018 6:50 PM



SUDBURY BOARD OF SELECTMEN  
Tuesday, August 14, 2018

**CONSENT CALENDAR ITEM**

**24: Ride to Defeat ALS 2018**

REQUESTOR SECTION

Date of request:

Requestor: Myke Farricker, Co-Chair of the 2018 Ride to Defeat ALS

Formal Title: Vote to grant a special permit to Myke Farricker, Committee Co-Chair, to hold a “Ride to Defeat ALS” bike ride on Sunday, September 23, 2018, from 7:00 a.m. through approximately 2:00 p.m., following the same route as in previous years, subject to Police Dept. safety requirements, proof of insurance coverage and the assurance that any litter will be removed at the race’s conclusion.

Recommendations/Suggested Motion/Vote: Vote to grant a special permit to Myke Farricker, Committee Co-Chair, to hold a “Ride to Defeat ALS” bike ride on Sunday, September 23, 2018, from 7:00 a.m. through approximately 2:00 p.m., following the same route as in previous years, subject to Police Dept. safety requirements, proof of insurance coverage and the assurance that any litter will be removed at the race’s conclusion.

Background Information:

Please see application and staff feedback attached.

Financial impact expected:N/A

Approximate agenda time requested:

Representative(s) expected to attend meeting:

Review:

- Melissa Murphy-Rodrigues      Pending
- Jonathan Silverstein            Pending
- Leila S. Frank                      Pending
- Patty Golden                        Pending
- Robert C. Haarde                 Pending
- Board of Selectmen                Pending

08/14/2018 6:50 PM

**From:** Myke Farricker  
**Sent:** Wednesday, July 4, 2018 5:12 PM  
**To:** Frank, Leila  
**Subject:** Sudbury - 2018 Permit Request for Ride to Defeat ALS Bike Ride (formerly known as Positive Spin for ALS)

Leila - Hello again! Hope you're doing well. It's that time of year again. I'm writing to request a permit for this year's 2018 Ride to Defeat ALS bike ride (formerly known as the Positive Spin for ALS) to raise money for research and patient care for those afflicted with ALS, or Lou Gehrig's disease. Over the past 18 years of our ride, we've raised over \$1.9 million in donations.

Here is the information for the ride (all the same as last year) -

- It will take place on Sunday, September 23rd.
- Our ride is sponsored and insured again this year by the Massachusetts Chapter of the National ALS Association.
- It begins and ends at The Longfellow Tennis & Health Club, 524 Boston Post Road in Wayland, with starting times of 7:00 a.m. (70 miles), 9:00 am (50 miles), 10:00 am (25 miles), and 11:00 am (10 miles).
- The ride routes are the same as all the previous years. I've attached the 2016 cue sheets for the 10, 25, 50 and 70 mile rides, a copy of the current Certificate of Insurance for the Town of Sudbury, as well as the completed Charitable Walk/Relay Permit Application.

The riders in the 10, 25, 50 and 70 mile rides will be the riders coming thorough Sudbury. By the time they get to Sudbury, they will be spaced out in groups of 1-3 riders usually. So there shouldn't be a big group of riders coming through Sudbury at any one time. We will be putting up road signs in the ground again this year as we have done in all the past years. We will be putting the signs up the day before the ride, Saturday, September 22nd, and we will take all the signs down at the end of the day of the ride, Sunday, September 23rd. The signs will be put on metal stakes into the ground - we will not be attaching any signs to any trees or poles.

Thank you for your help again this year and in the previous years. You've been such a big supporter of the ride over the years. Please let me know if you need anything else from me, and if I need to send this permit request to anyone else in the Town of Sudbury government. And please let me know that you have received this permit request. Thank you.

Hope all is well.

Take care,

Myke Farricker  
 Co-Chair of the 2018 Ride to Defeat ALS Bike Ride (formerly known as the Positive Spin for ALS)

Myke Farricker, General Manager, Longfellow Health Clubs, Wayland & Natick, MA

Longfellow Tennis & Health Club, Wayland  
 524 Boston Post Road, Wayland, MA 01778  
 508.358.7355

Longfellow Health Club, Natick  
 203 Oak St, Natick, MA 01760  
 508.653.4633

Longfellow Tennis Club, Natick  
 16 Michigan Drive, Natick, MA 01760  
 508.653.4606



Member of  
**iHRSA**  
 Success By Association®



Longfellow Health Clubs - Recipient of the First Annual "**Sustainable Business of the Year Award**" from the Sustainable Business Network of Massachusetts in 2015

Longfellow Health Clubs - designated as one of the "**Top Places to Work in Massachusetts**" by the Boston Globe in 2012

Longfellow Health Clubs - Recipient of the "**Outstanding Community Service Award**" at the 2011 International Health and Racquet Sports Association's Annual Convention

[www.longfellowhealthclubs.com](http://www.longfellowhealthclubs.com)

Find us on Facebook: [www.facebook.com/Longfellowclubs](https://www.facebook.com/Longfellowclubs)



## TOWN OF SUDBURY

Office of Selectmen  
www.sudbury.ma.us

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

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

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

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

Organization Name \_\_\_\_\_  
 Event Name RIDE TO DEFEAT ALS Bike Ride (formerly Positive Spin For ALS)  
 Organization Address 524 Boston Post Rd, Wayland, MA 01778  
 Name of contact person in charge MYKE FARRICKER  
 Telephone Number \_\_\_\_\_  
 Email address \_\_\_\_\_  
 Date of event SUNDAY 9/23/18 Rain Date \_\_\_\_\_  
 Starting time 7 AM Ending time 2 PM  
 Route of the race/relay and portion of the road requested to be used (please indicate on map and attach to this application) MAP ATTACHED WITH APPLICATION  
 Anticipated number of participants 150 SPREAD OUT IN GROUPS OF 1-5  
 Assembly area (enclose written permission of owner if private property to be used for assembly) LONGFELLOW TENNIS + HEALTH CLUB, 524 Boston Post Rd, Wayland, MA  
 Organization that proceeds will go to MASS CHAPTER OF ALS ORGANIZATION  
 Any other important information \_\_\_\_\_

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

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

Date 7/4/18



## TOWN OF SUDBURY

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

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

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

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

#### Application Checklist:

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

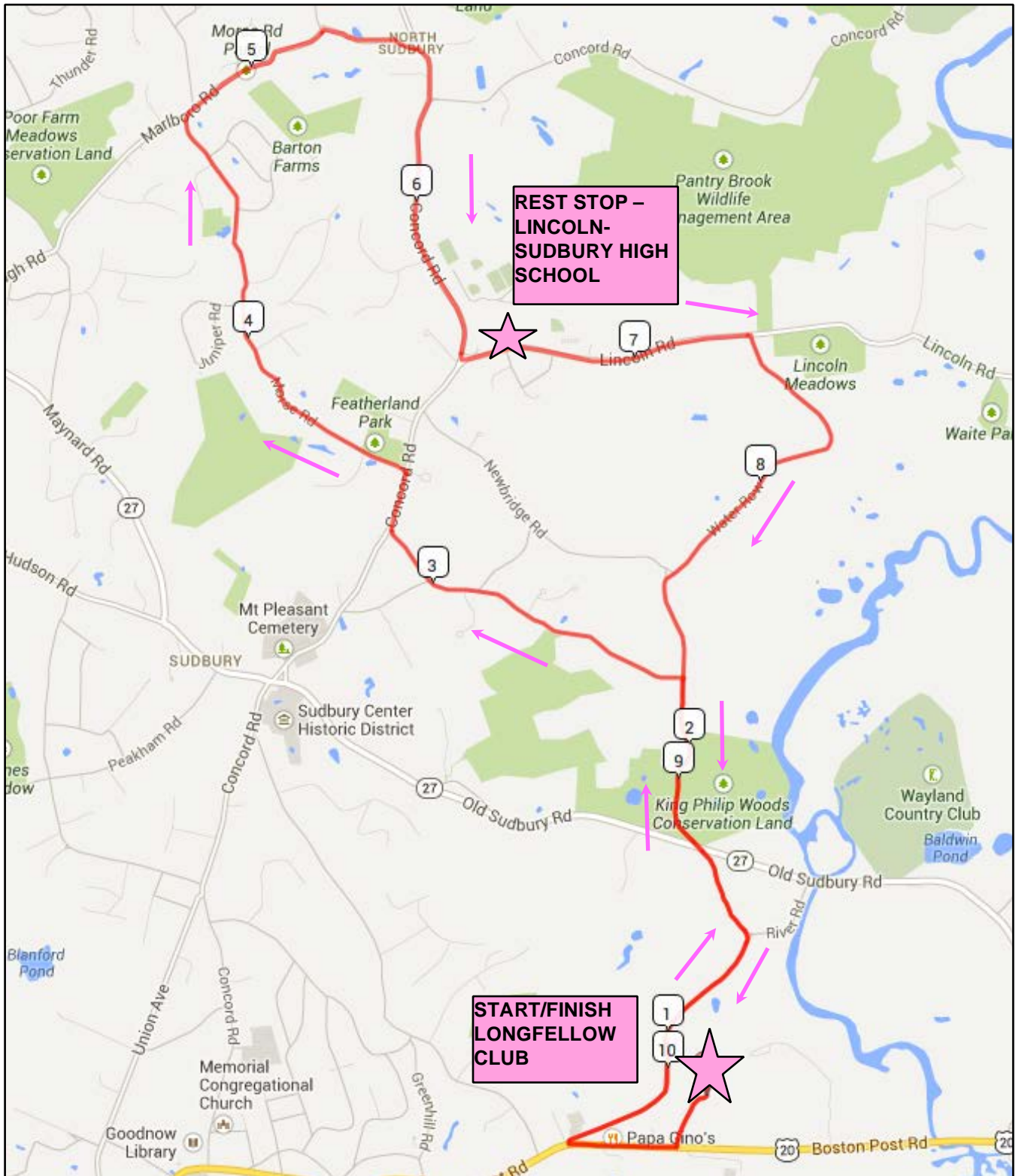
Please submit completed application and materials to:

Board of Selectmen  
 278 Old Sudbury Rd.  
 Sudbury, MA 01776  
 Fax: 978-443-0756

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



**10 Mile Family Ride**  
Sunday, September 25, 2016 | 11AM  
10 Mile participants follow **PINK** markers



Attachment24.a: Ride to Defeat ALS 2018 Application\_BOS (2902 : Ride to Defeat ALS 2018)

**EMERGENCIES: CALL 911**  
**Event Headquarters & SAG support: 781-234-4028**



The ALS Association Massachusetts Chapter  
2016 Ride to Defeat ALS

DIST	CUE	DIST TO NEXT
0.0	Start of route	
0.2	→ R onto US-20 W/Boston Post Rd	
0.5	→ R onto Old County Rd	
0.8	↑ Continue onto River Rd	
1.4	← L onto Water Row. CAUTION: Oncoming traffic has R of Way	
1.6	↑ CAUTION: Cross Route 27 and continue onto Water Row.	
2.2	← L onto Plympton Rd	
3.2	→ R onto Concord Rd	
3.4	← L onto Morse Rd	
4.8	→ R onto Marlboro Rd	
5.2	→ R onto Haynes Rd	
5.5	→ R onto Pantry Rd	
5.7	↑ Continue onto Concord Rd	
6.5	← L at Lincoln Rd	
6.6	☞ REST STOP @ Lincoln Sudbury High School (Open: 10:30 AM - 2:00 PM)	
7.3	→ R onto Water Row	
9.2	↑ CAUTION: Crossing Route 27 and continue onto Water Row.	
9.5	→ Slight R onto River Rd	
10.1	↑ Continue onto Old County Rd	
10.4	← L onto US-20 E/Boston Post Rd	
10.7	← L onto Minuteman Dr	
10.9	End of route	



**10 Mile Family Ride**  
Sunday, September 25, 2016 | 11AM  
10 Mile participants follow **PINK** markers

### Rules of the Road

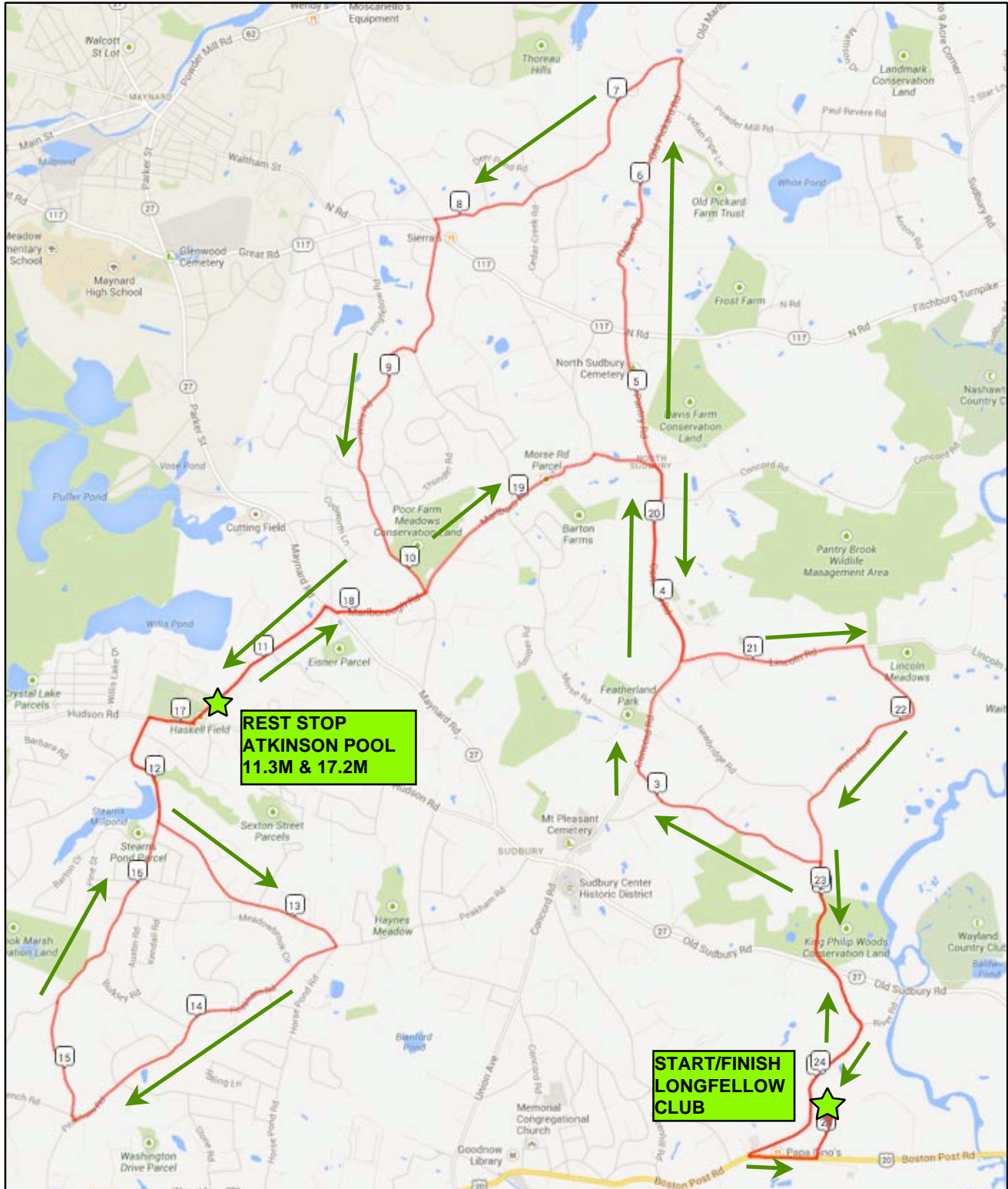
- > Follow traffic laws. They apply to cyclists, too!
- > Keep your helmet on while riding.
- > No headphones. It is illegal to ride with headphones in the State of Massachusetts
- > No speaking or texting on cell phones while riding. Safely pull over and stop to use your phone.
- > If you need to pull over, warn cyclists behind you and then get completely out of the path of other riders.
- > Call out hazards to warn cyclists around you. Repeat hazard warnings to those behind you.
- > Avoid collisions. Call out "slowing" or "stopping" to warn riders behind you.

**EMERGENCIES: CALL 911**

**Event Headquarters & SAG support: 781-234-4028**



**25 Mile Ride**  
 Sunday, September 25, 2016 | 10AM  
 25 Mile participants follow **GREEN** markers



Attachment24.a: Ride to Defeat ALS 2018 Application\_BOS (2902 : Ride to Defeat ALS 2018)

**EMERGENCIES: CALL 911**  
**Event Headquarters & SAG support: 781-234-4028**

DIST	CUE	DIST TO NEXT CUE
0.0	Start of route	0.2
0.2	→ R onto US-20 W/Boston Post Rd	0.3
0.5	→ R onto Old County Rd	0.3
0.8	↑ Continue onto River Rd	0.5
1.4	← Bear L onto Water Row. CAUTION: Oncoming Traffic has R of Way.	0.3
1.7	↑ CAUTION: Cross Route 27 and continue on Water Row.	0.5
2.2	← L onto Plympton Rd	1.1
3.3	→ R onto Concord Rd	0.1
3.4	↑ Continue Straight on Concord for 25 Mile Route.	0.4
3.8	← Bear L to continue on Concord Rd	0.9
4.7	↑ Continue Straight. Concord Rd becomes Pantry Rd	0.7
5.3	↑ Continue Straight. Pantry Rd becomes Dakin Rd at RT 117	0.7
6.0	↑ Continue Straight. Dakin Rd becomes Old Pickard Rd	0.7
6.7	← Sharp L onto Old Marlboro Rd	0.8
7.5	↑ Continue Straight. Old Marlboro Rd becomes Powers Rd	0.7
8.2	← L onto Powder Mill Rd	0.1
8.2	↑ Continue Straight. Powder Mill Rd becomes Mossman Rd at RT 117.	0.6
8.8	→ R onto Willis Rd	1.4
10.2	→ R onto Marlboro Rd	0.4
10.6	→ R onto MA-27 N/Maynard Rd	0.1
10.7	← L onto Fairbank Rd	0.7
11.3	☰ REST STOP @ Atkinson Pool. Open 7:45am - 12:30pm	0.2
11.5	→ R onto Hudson Rd	0.2
11.7	← L onto Dutton Rd for 25 Mile Route	0.6
12.3	← L onto Pratts Mill Rd	1.0
13.3	→ Sharp R onto Peakham Rd	1.5
14.8	→ R onto French Rd. CAUTION: Short distance until next turn!	0.0
14.8	→ R onto Old Garrison Rd	0.6
15.4	↑ Continue Straight. Old Garrison Rd becomes Dutton Rd	1.5
16.9	→ R onto Hudson Rd for 25 Mile Route	0.2
17.1	← L onto Fairbank Rd	0.2
17.3	☰ REST STOP @ Atkinson Pool. Open 7:45am - 12:30pm	0.7
18.0	→ R onto MA-27 S/Maynard Rd. CAUTION: Short distance until next turn!	0.1
18.0	← L onto Marlboro Rd	0.4
18.4	↑ Continue Straight to stay on Marlboro Rd	0.6
19.0	← Slight L to stay on Marlboro Rd/Marlborough Rd	0.5
19.5	→ R onto Haynes Rd	0.3
19.8	→ R onto Pantry Rd	0.2
19.9	↑ Continue onto Concord Rd	0.8
20.7	← L onto Lincoln Rd. CAUTION: Oncoming Traffic has R of Way	0.9
21.6	→ R onto Water Row	1.9
23.5	↑ CAUTION: Cross Route 27 and continue on Water Row.	0.3
23.8	→ Slight R onto River Rd	0.5
24.3	↑ Continue Straight. River Rd becomes Old County Rd	0.3
24.6	← L onto US-20 E/Boston Post Rd	0.3
24.9	← L onto Minuteman Dr.	0.2
25.1	End of route	0.0



**25 Mile Ride**  
Sunday, September 25, 2016 | 10  
25 Mile participants follow GREEN  
markers

**EMERGENCIES:**  
**CALL 911**  
**Event Headquarters**  
**SAG support:**  
**781-234-4028**

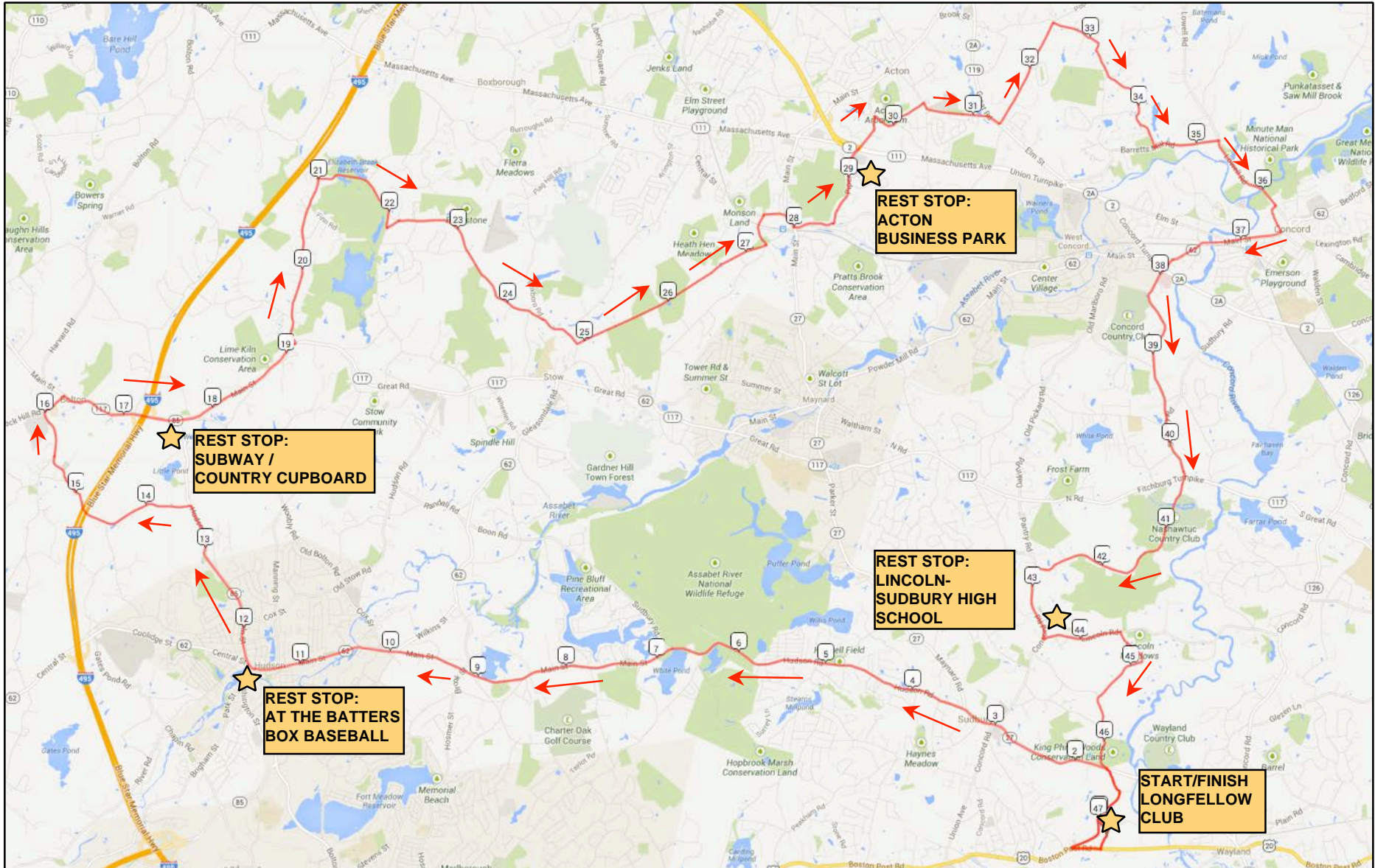
**Rules of the Road**  
> Follow traffic laws. They apply to cyclists too!  
> Keep your helmet on while riding.  
> No headphones. It is illegal to ride with headphones in the State of Massachusetts.  
> No speaking or texting on cell phones while riding. Safely pull over and stop to use your phone.  
> If you need to pull over, warn cyclists behind you and then get completely out of the path of other riders.  
> Call out hazards to warn cyclists around you. Repeat hazard warnings to those behind you.  
> Avoid collisions. Call out "slowing" or "stopping" to warn riders behind you.

Attachment 24.a: Ride to Defeat ALS 2018 Application\_BOS (2902 : Ride to Defeat ALS 2018)



**50 Mile Ride**  
 Sunday, September 25, 2016 | 8:30AM  
 50 Mile participants follow **ORANGE** markers

**EMERGENCIES: CALL 911**  
**Event Headquarters & SAG**  
**support: 781-234-4028**



Attachment24.a: Ride to Defeat ALS 2018 Application\_BOS (2902 : Ride to Defeat ALS 2018)



The ALS Association Massachusetts Chapter  
2016 Ride to Defeat ALS

**50 Mile Ride**  
Sunday, September 25, 2016 | 8:30AM  
50 Mile participants follow **ORANGE** markers

DIST	CUE	DIST TO NEXT CUE
0.0	Start of route	0.2
0.2	R onto US-20 W/Boston Post Rd	0.3
0.5	R onto Old County Rd	0.3
0.8	Continue onto River Rd	0.5
1.4	L onto Water Row. CAUTION: Oncoming traffic has R of Way	0.3
1.7	L onto MA-27 N/Old Sudbury Rd. CAUTION: 50 MILE TURNS ONTO OLD SUDBURY ROAD (other routes continue straight.)	1.4
3.1	Continue Straight. Old Sudbury Rd becomes Hudson Rd	0.4
3.5	CAUTION: 50 MILE ROUTE CONTINUES STRAIGHT AS RT 27 GOES TO THE R	3.1
6.5	Continue Straight. Hudson Rd becomes Sudbury Rd	0.4
6.9	L onto State Rd	0.3
7.2	Continue Straight. State Rd becomes Main St	4.4
11.6	REST STOP @ At the Batters Box Baseball Open 8:45am - 11am	0.1
11.6	At the traffic circle, continue straight onto MA-62 W/MA-85 N/Main St	0.1
11.8	Bear R onto MA-85 N/Lincoln St	1.4
13.1	Continue Straight. Lincoln St. becomes Hudson Rd	0.5
13.7	L onto Century Mill Rd/Mill Rd	1.0
14.7	Continue Straight. Mill Rd becomes S Bolton Rd	1.1
15.7	Continue Straight. S Bolton Rd becomes Berlin Rd	0.5
16.2	R onto Wattaquodock Hill Rd	0.3
16.5	R on Main St/RT 117	1.1
17.6	REST STOP @ Subway Restaurant / Country Cupboard. Open 9:30am - Noon	1.7
19.4	L onto East End Rd	0.7
20.0	Continue Straight. East End Rd becomes Stow Rd	1.2
21.2	R onto Eldridge Rd	0.7
21.9	Continue Straight. Eldridge Rd becomes Taylor Rd	0.3
22.2	Straight onto Garner Rd	0.2
22.4	L onto No Name Rd	0.2
22.5	R onto Taylor Rd	2.1
24.7	Continue straight onto Boxboro Rd	0.5
25.1	L onto S Acton Rd. CAUTION: Cross W Acton Rd	1.7
26.8	Continue Straight. S Acton Rd becomes Stow St	0.7
27.5	L onto Martin St	0.4
27.8	R onto Central St	0.3
28.1	Slight R onto MA-27 S/Main St. CAUTION: Short distance until next turn!	0.1
28.2	L onto School St	0.5
28.7	L onto Piper Rd	0.8
29.4	REST STOP @ Acton Business Park. Open 10:00am - 1:30pm.	0.2
29.6	Cross Massachusetts Ave and continue onto Taylor Rd	0.4
30.0	R onto Minot Ave	0.7

DIST	CUE	DIST TO NEXT CL
30.7	R onto Concord Rd	0.
30.7	CAUTION: Bear L to stay on Concord Rd	0.
31.4	R onto MA-119 E/Massachusetts 2A E/Great Rd. CAUTION: Busy road	0.
31.6	L onto Pope Rd	1.
32.9	R onto Strawberry Hill Rd	1.
34.8	L onto Barretts Mill Rd	0.
35.5	R onto Lowell Rd	1.
36.5	R onto Keyes Rd	0.
36.8	R onto MA-62 W/Main St	1.
38.1	L onto Old Road to 9 Acre Corner. CAUTION: Merging Traffic.	0.
38.2	Continue Straight. Cross Route 2	1.
40.0	R onto Sudbury Rd	0.
40.7	Continue Straight, crossing Route 117	0.
41.1	Continue straight, Sudbury Rd becomes Concord Rd	2.
43.1	L to stay on Concord Rd	0.
43.9	L onto Lincoln Rd	0.
44.0	REST STOP @ Lincoln Sudbury High School (Open 10:30 AM - 2 PM)	0.
44.8	R onto Water Row	1.
46.6	CAUTION: Cross Route 27 and continue on Water Row.	0.
46.9	Slight R onto River Rd	0.
47.5	River Rd becomes Old County Rd	0.
47.8	L onto US-20 E/Boston Post Rd	0.
48.1	L onto Minuteman Dr	0.
48.3	End of route	0.

**Rules of the Road**

- > Follow traffic laws. They apply to cyclists, too!
- > Keep your helmet on while riding.
- > No headphones. It is illegal to ride with headphones in the State of Massachusetts
- > No speaking or texting on cell phones while riding. Safely pull over and stop to use your phone.
- > If you need to pull over, warn cyclists behind you and then get completely out of the path of other riders.
- > Call out hazards to warn cyclists around you. Repeat hazard warnings to those behind you.
- > Avoid collisions. Call out "slowing" or "stopping" to warn riders behind you.

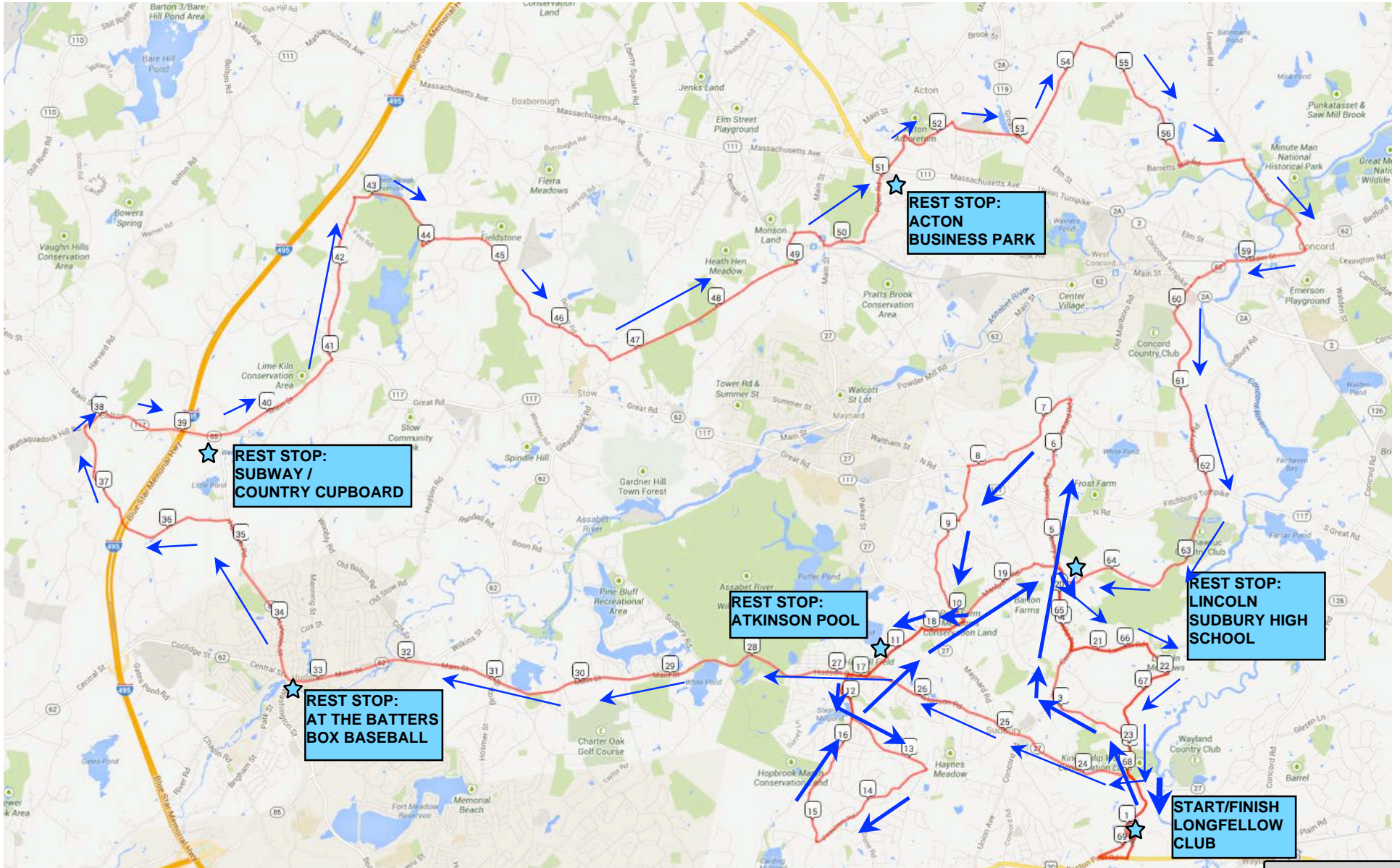
**EMERGENCIES: CALL 911**  
**Event Headquarters & SAG**  
**support: 781-234-4028**

Attachment24.a: Ride to Defeat ALS 2018 Application\_BOS (2902 : Ride to Defeat ALS 2018)



**70 Mile Ride**  
 Sunday, September 25, 2016 | 7:00AM  
 70 Mile participants follow **BLUE** markers

**EMERGENCIES: CALL 911**  
**Event Headquarters & SAG**  
**support: 781-234-4028**



DIST	CUE	DIST TO NEXT CUE
0.0	Start of route	0.2
0.2	→ R onto US-20 W/Boston Post Rd	0.3
0.5	→ R onto Old County Rd	0.3
0.8	↑ Continue onto River Rd	0.5
1.4	← Bear L onto Water Row. CAUTION: Oncoming traffic has R of way	0.3
1.7	↑ CAUTION: Cross Route 27 and continue straight on Water Row.	0.5
2.2	← L onto Plympton Rd	1.1
3.3	→ R onto Concord Rd.	0.1
3.4	↑ Continue Straight on Concord for 70 Mile Route.	0.4
3.8	← Bear L to continue on Concord Rd.	0.8
4.7	↑ Continue Straight. Concord Rd becomes Pantry Rd.	0.7
5.3	↑ Continue Straight. Pantry Rd becomes Dakin Rd at RT 117	0.7
6.0	↑ Continue Straight. Dakin Rd becomes Old Pickard Rd	0.6
6.7	← Sharp L onto Old Marlboro Rd	0.8
7.5	↑ Continue Straight. Old Marlboro Rd becomes Powers Rd	0.7
8.2	← L onto Powder Mill Rd	0.1
8.2	↑ Continue Straight. Powder Mill Rd becomes Mossman Rd at RT 117	0.6
8.8	→ R onto Willis Rd	1.4
10.2	→ R onto Marlboro Rd	0.4
10.6	→ R onto MA-27 N/Maynard Rd	0.1
10.7	← L onto Fairbank Rd	0.7
11.3	☹ REST STOP @ Atkinson Pool. Open 7:45am - 12:30pm.	0.2
11.5	→ R onto Hudson Rd	0.2
11.7	← L onto Dutton Rd for first quarter of 70 Mile Route	0.6
12.2	← L onto Pratts Mill Rd	1.0
13.3	→ Sharp R onto Peakham Rd	1.5
14.8	→ R onto French Rd. CAUTION: Short distance until next turn!	0.0
14.8	→ R onto Old Garrison Rd	0.6
15.4	↑ Continue Straight. Old Garrison Rd becomes Dutton Rd	1.5
16.9	→ R onto Hudson Rd for first quarter of 70 Mile Route	0.2
17.1	← L onto Fairbank Rd	0.2
17.3	☹ REST STOP @ Atkinson Pool. Open 7:45am - 12:30pm.	0.7
17.9	→ R onto MA-27 S/Maynard Rd. CAUTION: Short distance until next turn!	0.1
18.0	← L onto Marlboro Rd	0.4
18.4	↑ Continue Straight to stay on Marlboro Rd	0.5
19.0	← Slight L to stay on Marlboro Rd/Marlborough Rd	0.5
19.5	→ R onto Haynes Rd	0.3
19.7	→ R onto Pantry Rd	0.2
19.9	↑ Bear R to stay on Concord Rd	0.8
20.7	← L onto Lincoln Rd. CAUTION: Oncoming Traffic has R of Way	0.9
21.6	→ R onto Water Row	1.9
23.5	→ CAUTION: Sharp R onto MA-27 N/Old Sudbury Rd to continue 70 Mile Route	1.4
24.9	↑ Continue Straight. Old Sudbury Rd becomes Hudson Rd.	0.4
25.2	↑ CAUTION: 70 MILE ROUTE CONTINUES STRAIGHT AS RT 27 GOES TO THE R	1.7
26.9	↑ CAUTION: Continue Straight past Dutton Rd for remaining 70 Mile Route	1.4
28.3	↑ Continue Straight. Hudson Rd becomes Sudbury Rd	0.3
28.6	← Slight L onto State Rd	0.3
28.9	↑ Continue Straight. State Rd becomes Main St	4.3
33.3	☹ REST STOP @ At the Batters Box Baseball Open 8:45am - 11am.	0.1
33.3	↑ At the traffic circle, continue straight onto MA-62 W/MA-85 N/Main St	0.1
33.4	→ Bear R onto MA-85N/Lincoln St	1.3
34.8	↑ Continue Straight. Lincoln St becomes Hudson Rd	0.6
35.3	← L onto Century Mill Rd/Mill Rd	1.0
36.3	↑ Continue Straight. Mill Rd becomes S Bolton Rd	1.1
37.3	↑ Continue Straight. S Bolton Rd becomes Berlin Rd	0.5

DIST	CUE	DIST TO NEXT CUE
37.8	→ R onto Wattaquodock Hill Rd	0.3
38.1	→ R onto MA-117 E/Main St	1.2
39.3	☹ REST STOP @ Subway Restaurant / Country Cupboard. Open 9:30am - Noon.	1.7
41.0	← L onto East End Rd	0.7
41.7	↑ Continue Straight. East End Rd becomes Stow Rd	1.2
42.9	→ R onto Eldridge Rd	0.7
43.5	↑ Continue Straight. Eldridge Rd becomes Taylor Rd	0.3
43.9	↑ Straight onto Garner Rd	0.2
44.0	← L onto No Name Rd	0.2
44.2	→ R onto Taylor Rd	2.1
46.3	→ Slight R onto Boxboro Rd	0.5
46.8	← L onto S Acton Rd. CAUTION: Cross W Acton Rd	1.7
48.4	↑ Continue Straight. S Acton Rd becomes Stow St	0.7
49.1	← L onto Martin St	0.4
49.5	→ R onto Central St	0.3
49.8	→ Slight R onto MA-27 S/Main St. CAUTION: Short distance until next turn!	0.1
49.9	← L onto School St	0.5
50.3	← L onto Piper Rd	0.8
51.1	☹ REST STOP @ Acton Business Park. Open 10:00am - 1:30pm.	0.1
51.3	↑ Cross Massachusetts Ave and continue onto Taylor Rd	0.4
51.7	→ R onto Minot Ave	0.6
52.4	→ R onto Concord Rd	0.1
52.4	← CAUTION: Bear L to stay on Concord Rd	0.7
53.1	→ R onto MA-119 E/Massachusetts 2A E/Great Rd. CAUTION: Busy road	0.1
53.3	← L onto Pope Rd	1.3
54.6	→ R onto Strawberry Hill Rd	2.0
56.5	← L onto Barretts Mill Rd	0.7
57.3	→ R onto Lowell Rd	1.0
58.2	→ R onto Keyes Rd	0.3
58.6	→ R onto MA-62 W/Main St	1.2
59.8	← L onto Old Road to 9 Acre Corner. CAUTION: Merging Traffic!	0.1
59.9	↑ Continue Straight. Cross Route 2	1.8
61.8	→ R onto Sudbury Rd	0.7
62.5	↑ Continue Straight, crossing Route 117	0.5
63.0	↑ Continue Straight. Sudbury Rd becomes Concord Rd	2.0
64.9	← L to stay on Concord Rd	0.8
65.7	← L at Lincoln Rd	0.1
65.8	☹ REST STOP @ Lincoln Sudbury High School Open 10:30 AM - 2 PM (NOTE: This Rest Stop will only be open the second time you ride by)	0.8
66.6	→ R onto Water Row	1.9
68.5	↑ CAUTION: Cross Route 27 and continue on Water Row	0.3
68.8	→ Slight R onto River Rd	0.5
69.3	↑ River Rd Becomes Old County Rd	0.3
69.7	← L onto US-20 E/Boston Post Rd	0.3
70.0	← L onto Minuteman Dr	1.2
71.1	End of route	0.0

### Rules of the Road

- > Follow traffic laws. They apply to cyclists, too!
- > Keep your helmet on while riding.
- > No headphones. It is illegal to ride with headphones in the State of Massachusetts.
- > No speaking or texting on cell phones while riding. Safely pull over and stop to use your phone.
- > If you need to pull over, warn cyclists behind you and then get completely out of the path of other riders.
- > Call out hazards to warn cyclists around you. Repeat hazard warnings to those behind you.
- > Avoid collisions. Call out "slowing" or "stopping" to warn riders behind you.



**EMERGENCY  
CALL 911**

**Event  
Headquarter  
SAG support  
781-234-4021**

Attachment 24.a: Ride to Defeat ALS 2018 Application\_BOS (2902 : Ride to Defeat ALS 2018)

**Ride to Defeat ALS Department Feedback  
September 23, 2018**

**DPW**

From: Nason, Dan  
Sent: Wednesday, August 1, 2018 2:09 PM  
Subject: RE: Feedback Request 1 of 2: Ride to Defeat ALS 2018

Leila,  
The **DPW HAS NO ISSUES WITH THIS EVENT** assuming there is no involvement by the DPW.  
Regards,  
Dan

---

**FIRE DEPARTMENT**

From: Whalen, John  
Sent: Wednesday, August 1, 2018 3:33 PM  
Subject: RE: Feedback Request 1 of 2: Ride to Defeat ALS 2018

Hello Leila,  
The **FIRE DEPARTMENT HAS NO ISSUES WITH THIS EVENT.**  
John M. Whalen  
Fire Chief, Sudbury Fire Dept.

---

**PARK & RECREATION**

From: Wright, Kayla  
Sent: Friday, August 3, 2018 4:45 PM  
Subject: RE: Feedback Request 1 of 2: Ride to Defeat ALS 2018

**OKAY WITH RECREATION**

---

**POLICE DEPARTMENT**

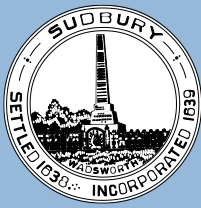
From: Nix, Scott  
Sent: Wednesday, August 1, 2018 11:55 AM  
Subject: RE: Feedback Request 1 of 2: Ride to Defeat ALS 2018

Leila,  
This is a long standing event that has not presented issues for us that I am aware of. **THE POLICE DEPARTMENT DOES NOT OBJECT TO THE EVENT.** Thank you!  
Respectfully,

Scott Nix  
Chief of Police

Attachment 24.b: Ride to Defeat ALS 2018 Approvals (2902 : Ride to Defeat ALS 2018)





SUDBURY BOARD OF SELECTMEN  
Tuesday, August 14, 2018

**CONSENT CALENDAR ITEM**

**25: Park and Rec donations**

REQUESTOR SECTION

Date of request:

Requestor: Kayla Wright, Park and Rec Director

Formal Title: Vote to accept, on behalf of the Town, donations totaling \$1,350 from Main Street Bank, Zinger, Middlesex Bank, and FLR Family Capital, to the Program Contributions and Donations Account (191448/483100) to support the Park and Recreation Summer Concert Series, as requested by Kayla Wright, Director of Parks, Recreation & Aquatics, in a memo dated 7/24/18.

Recommendations/Suggested Motion/Vote: Vote to accept, on behalf of the Town, donations totaling \$1,350 from Main Street Bank, Zinger, Middlesex Bank, and FLR Family Capital, to the Program Contributions and Donations Account (191448/483100) to support the Park and Recreation Summer Concert Series, as requested by Kayla Wright, Director of Parks, Recreation & Aquatics, in a memo dated 7/24/18.

Background Information:  
attached memo

Financial impact expected:

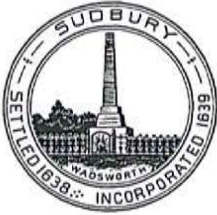
Approximate agenda time requested:

Representative(s) expected to attend meeting:

Review:

Patty Golden	Pending
Melissa Murphy-Rodrigues	Pending
Jonathan Silverstein	Pending
Robert C. Haarde	Pending
Board of Selectmen	Pending

08/14/2018 6:50 PM



# Town of Sudbury

## Park & Recreation Department

Park and Recreation Department  
40 Fairbank Road  
Sudbury, MA 01776  
978-443-1092

Wrightk@sudbury.ma.us

### Memorandum

TO: Patty Golden  
FROM: Kayla Wright  
RE: Donations  
DATE: July 24, 2018

To the Board of Selectmen:

Please accept the following donations to support the Park and Recreation Summer Concert Series. These checks will be deposited in the Program Contributions and Donations Account 191448/483100.

Main Street Bank	\$500.00
Zinger	\$250.00
Middlesex Bank	\$500.00
FLR Family Capital	\$100.00

I have enclosed a copy of the checks. The total donation is \$1,350.

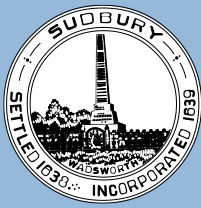
Thank you,

Kayla Wright  
Director of Parks, Recreation & Aquatics  
40 Fairbank Road  
Sudbury, MA 01776-1843

2018 JUL 31 A 11: 05

RECEIVED  
BOARD OF SELECTMEN  
SUDBURY, MA

Attachment25.a: ParkRec\_donations\_consent (2891 : Park and Rec donations)



SUDBURY BOARD OF SELECTMEN  
Tuesday, August 14, 2018

**CONSENT CALENDAR ITEM**  
**26: St. Anselm Walk for the Poor 2018**

REQUESTOR SECTION

Date of request:

Requestor: Ronald Nix, President. St. Anselm Conference of the Society of St. Vincent de Paul

Formal Title: Vote to grant a special permit to Ronald Nix, Vice-President, St. Anselm Conference of the Society of St. Vincent de Paul, to hold a “Walk for the Poor” on Sunday, September 30, 2018, from 11:00 a.m. through approximately 2:00 p.m., subject to Police Department safety requirements, proof of insurance coverage and the assurance that any litter will be removed at the race’s conclusion.

Recommendations/Suggested Motion/Vote: Vote to grant a special permit to Ronald Nix, Vice-President, St. Anselm Conference of the Society of St. Vincent de Paul, to hold a “Walk for the Poor” on Sunday, September 30, 2018, from 11:00 a.m. through approximately 2:00 p.m., subject to Police Department safety requirements, proof of insurance coverage and the assurance that any litter will be removed at the race’s conclusion.

Background Information:

Financial impact expected:N/A

Approximate agenda time requested:

Representative(s) expected to attend meeting:

Review:

- Patty Golden Pending
- Melissa Murphy-Rodrigues Pending
- Jonathan Silverstein Pending
- Robert C. Haarde Pending
- Robert C. Haarde Pending
- Board of Selectmen Pending

08/14/2018 6:50 PM

## Society of St. Vincent de Paul St. Anselm Conference

To: Board of Selectman, Town of Sudbury, MA  
322 Concord Road, Sudbury, MA 01776

From: Ronald Nix, Vice-President  
St. Anselm Conference of the Society of St. Vincent de Paul  
100 Landham Road, Sudbury, MA 01776

Re: Annual Walk for the Poor  
Date: July 2, 2018

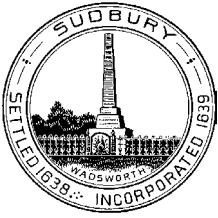
The St. Anselm Conference of the Society of St. Vincent de Paul requests permission to conduct a Walk for the Poor on Sunday, September 30, 2018 from 11:00am until approximately 2:00pm. The route will begin in the driveway, in front of St. Anselm Church; proceed south on Landham Road turn left on Russet Lane, left on Eddy Street, right on Brookdale Road, right on Kay Street, left on Stock Farm Road, right on Landham Road and return to the St. Anselm Church driveway. Walkers will have the option of doing this route once (1.5 miles) or twice (3 miles). We will use the sidewalks on Landham Road and have volunteers posted at three other locations along the route where there are no sidewalks.

This will be our 6th Annual walk and the fifth year using this route. Last year we had approximately 60 participants and our goal this year is to increase the participation by 20%.

Money pledged to the walkers will be returned to the St. Anselm Conference of the Society of St. Vincent de Paul and then used to assist the needy in the surrounding community. The St. Anselm Conference of the Society of St. Vincent de Paul is a 501-C-3 charity. While it is Catholic by association, we do not differentiate among clients with regard to religious affiliation or on any other basis.

Sincerely,

Ronald Nix, Vice-President



# TOWN OF SUDBURY

Office of Selectmen  
www.sudbury.ma.us

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

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

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

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

Organization Name \_\_\_\_\_

Event Name \_\_\_\_\_

Organization Address \_\_\_\_\_

Name of contact person in charge \_\_\_\_\_

Telephone Number(s) of contact \_\_\_\_\_ (cell) \_\_\_\_\_

Email address \_\_\_\_\_

Date of event \_\_\_\_\_ Rain Date \_\_\_\_\_

Starting time \_\_\_\_\_ Ending time \_\_\_\_\_

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

Anticipated number of participants \_\_\_\_\_

Assembly area (enclose written permission of owner if private property to be used for assembly) \_\_\_\_\_

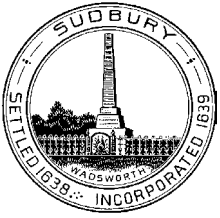
Organization that proceeds will go to \_\_\_\_\_

Any other important information \_\_\_\_\_

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

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

Attachment 26.a: 2018 Walk for the Poor\_BOS (2888 : St. Anselm Walk for the Poor 2018)



## TOWN OF SUDBURY

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

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

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

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

#### Application Checklist:

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

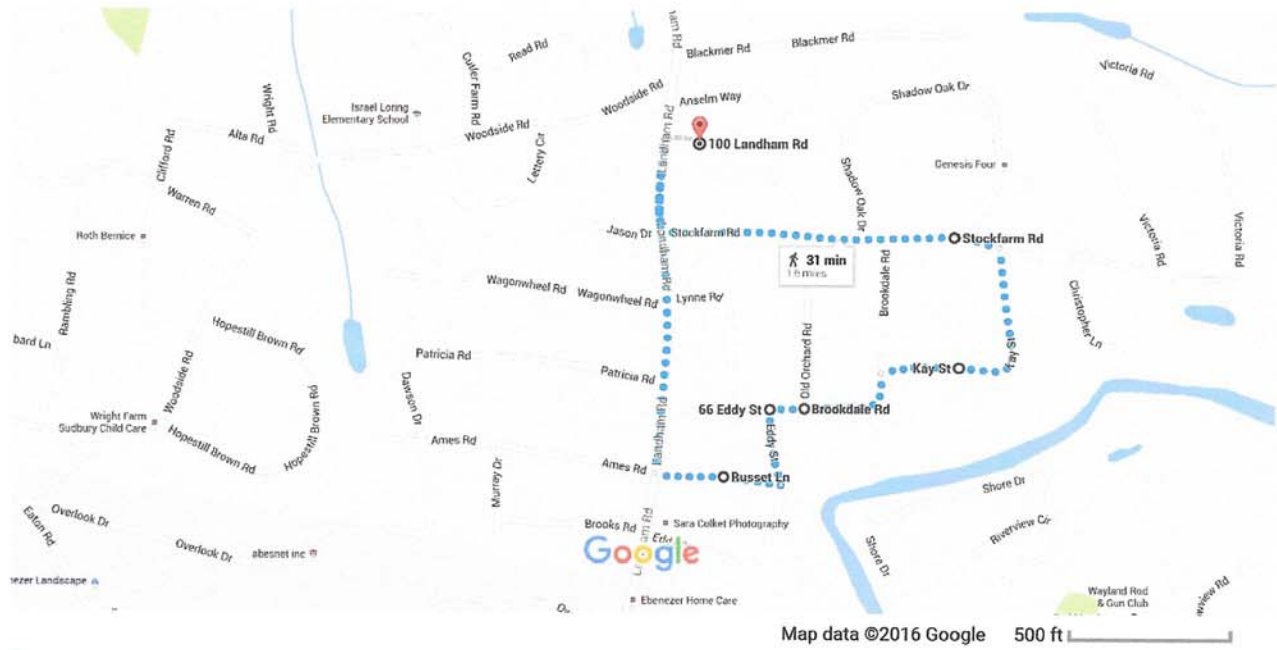
Please submit completed application and materials to:  
 Board of Selectmen  
 278 Old Sudbury Rd.  
 Sudbury, MA 01776  
 Fax: 978-443-0756  
 Email: [BOSSadmin@sudbury.ma.us](mailto:BOSSadmin@sudbury.ma.us)



100 Landham Rd, Sudbury, MA 01776 to 100 Landham Road, Sudbury, MA

Walk 1.6 miles, 31 min

Walk for the Poor Route



via Landham Rd

31 min  
1.6 miles

Attachment26.a: 2018 Walk for the Poor\_BOS (2888 : St. Anselm Walk for the Poor 2018)

**St. Anselm Walk for the Poor Department Feedback  
September 30, 2018**

**DPW**

From: Nason, Dan  
Sent: Wednesday, August 1, 2018 2:14 PM  
Subject: RE: Feedback Request 2 of 2: St. Anselm Walk for the Poor 2018

Leila,  
The **DPW HAS NO ISSUES WITH THIS EVENT** assuming there is no involvement by the DPW.  
Regards,  
Dan

---

**FIRE DEPARTMENT**

From: Whalen, John  
Sent: Wednesday, August 1, 2018 3:35 PM  
Subject: RE: Feedback Request 2 of 2: St. Anselm Walk for the Poor 2018

Hello Leila,  
The **FIRE DEPARTMENT HAS NO ISSUES WITH THIS EVENT.**  
John M. Whalen  
Fire Chief, Sudbury Fire Dept.

---

**PARK & RECREATION**

From: Wright, Kayla  
Sent: Friday, August 3, 2018 4:44 PM  
Subject: RE: Feedback Request 2 of 2: St. Anselm Walk for the Poor 2018

**OKAY WITH RECREATION**

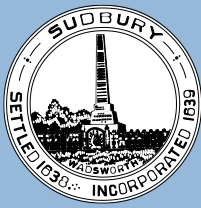
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**POLICE DEPARTMENT**

From: Nix, Scott  
Sent: Wednesday, August 1, 2018 11:54 AM  
Subject: RE: Feedback Request 2 of 2: St. Anselm Walk for the Poor 2018

Leila,  
This event has been held for at least a couple of years with no problems I am aware of. **THE POLICE DEPARTMENT DOES NOT HAVE AN ISSUE WITH THE EVENT.** Thank you!  
Respectfully,  
Scott Nix  
Chief of Police





SUDBURY BOARD OF SELECTMEN  
Tuesday, August 14, 2018

**CONSENT CALENDAR ITEM**

**27: CR 87 Cudworth Lane**

REQUESTOR SECTION

Date of request:

Requestor: Conservation Commission

Formal Title: Vote to approve and signify such approval of a Conservation Restriction granted under M.G.L. c.40 §8C by Navneet Virk, Trustee of the Kotia Tikka Trust, on land located at 87 Cudworth Lane, Sudbury, and containing 3.62 a. +/- pf a 5.39 a. parcel, shown as "Proposed Conservation Restriction" on a plan of land entitled "Plan of Land in Sudbury, MA", dated February 11, 2016, by Thomas Dipersio, Jr. & Associates, Inc.

Recommendations/Suggested Motion/Vote: Vote to approve and signify such approval of a Conservation Restriction granted under M.G.L. c.40 §8C by Navneet Virk, Trustee of the Kotia Tikka Trust, on land located at 87 Cudworth Lane, Sudbury, and containing 3.62 a. +/- pf a 5.39 a. parcel, shown as "Proposed Conservation Restriction" on a plan of land entitled "Plan of Land in Sudbury, MA", dated February 11, 2016, by Thomas Dipersio, Jr. & Associates, Inc.

Background Information:

The Conservation Restriction on this property is required by the Order of Conditions issued under the Wetlands Protection Act (M.G.L. c.131, s.40), DEP file #301-1165; and the Sudbury Wetlands Administration Bylaw. The Restriction will preserve open space and will protect the public water supply, ground water supply and wildlife habitat.

attached documents

Financial impact expected:none

Approximate agenda time requested:

Representative(s) expected to attend meeting:

Review:

Patty Golden	Pending
Melissa Murphy-Rodrigues	Pending
Jonathan Silverstein	Pending
Robert C. Haarde	Pending
Board of Selectmen	Pending

08/14/2018 6:50 PM

**GRANTOR:** Navneet Virk, Trustee of the Kotia Tikka Trust u/d/t dated May 29, 2005 recorded with the Middlesex South Registry of Deeds in Book 45306, Page 262

**GRANTEE:** Town of Sudbury, Conservation Commission

**ADDRESS OF PREMISES:** 87 Cudworth Lane, Sudbury, MA 01776

**FOR GRANTOR'S TITLE SEE:** Deed dated June 1, 2005 Recorded With the Middlesex South County Registry of Deeds at Book 45306, page 269.

### **CONSERVATION RESTRICTION**

Navneet Virk, Trustee of the Kotia Tikka Trust u/d/t dated May 29, 2005, recorded with the Middlesex South Registry of Deeds in Book 45306, Page 262, a married person, of 87 Cudworth Lane, Sudbury, Middlesex County, being the sole owner, for my successors and assigns (“Grantor”), acting pursuant to Sections 31, 32, and 33 of Chapter 184 of the Massachusetts General Laws, grant with QUITCLAIM COVENANTS to the Town of Sudbury, a Massachusetts municipal corporation with an address of 275 Old Lancaster Road, Sudbury, MA 01776, acting by and through its Conservation Commission, by authority of M.G.L., Chapter 40, sec. 8C, for its permitted successors and assigns (“Grantee”), for less than one hundred dollars, IN PERPETUITY AND EXCLUSIVELY FOR CONSERVATION PURPOSES, the following Conservation Restriction on a 3.62 acre portion (“Premises”) of a 5.39 acre parcel of land (“Property”), more particularly described in Exhibit A and shown as “Proposed Conservation Restriction” on the Plan entitled “Plan of Land Showing in Sudbury, MA” dated February 11, 2016 prepared by Thomas Dipersio, Jr. & Associates, Inc., recorded in the Middlesex South Registry of Deeds as Plan No. \_\_\_\_\_ of 2018 (“Plan”), a reduced copy of which is attached hereto as Exhibit B.

#### **I. PURPOSES:**

This Conservation Restriction is defined in and authorized by Sections 31-33 of Chapter 184 of the General Laws and otherwise by law. The purpose of this Conservation Restriction is to assure that the Premises will be maintained in perpetuity for conservation purposes, in a natural, scenic and undeveloped condition, and to prevent any use or change that would materially impair or interfere with its conservation and preservation values (“conservation values”).

This Conservation Restriction is required by the Conservation Commission of Sudbury in its Order of Conditions issued pursuant to M.G.L. Ch. 131, Sec. 40 on November 2, 2015 and recorded with the Middlesex South Registry of Deeds in Book 66469, Page 105. See also DEP File No. 301-1165

**The conservation values include the following:**

- Open Space Preservation. The Premises contributes to the protection of the scenic and natural character and the protection of the Premises will enhance the open-space value of these and nearby lands.
- Wetland Preservation. The Premises contain bordering vegetated wetlands and upland resource areas which remain predominantly in their natural state. Preservation of these areas will protect the public water supply, ground water supply and wildlife habitat.

These and other conservation values of the Premises, as well as its current uses and state of improvement, are described in a Baseline Documentation Report (“Baseline Report”) prepared by Grantee with the cooperation of the Grantor, consisting of maps, photographs, and other documents and on file with the Grantee and referenced herein. The Baseline Report (i) is acknowledged by Grantor and Grantee to be a complete and accurate representation of the condition and values of the Premises as of the date of this Conservation Restriction, (ii) is intended to fully comply with applicable Treasury Regulations, and (iii) is intended serve as an objective information baseline for subsequent monitoring of compliance with the terms of this Conservation Restriction as described herein. Notwithstanding the foregoing, the parties may utilize any evidence of the condition of the Premises at the time of this grant other than the Baseline Report, should the Baseline Report be unavailable or if it does not adequately address the issues presented

**II. PROHIBITED ACTS AND USES, EXCEPTIONS THERETO, AND PERMITTED USES**

**A. Prohibited Acts and Uses**

Subject to the exceptions set forth herein, the Grantor will not perform or allow other to perform the following acts and uses which are prohibited on, above, and below the Premises:

- (1) Constructing, placing or allowing to remain any temporary or permanent building, tennis court, landing strip, mobile home, swimming pool, asphalt or concrete pavement, sign, fence, billboard or other advertising display, antenna, utility pole, tower, conduit, line or other temporary or permanent structure or facility on, above or under the Premises;
- (2) Mining, excavating, dredging or removing from the Premises of soil, loam, peat, gravel, sand, rock or other mineral resource or natural deposit or otherwise making topographical changes to the area;

- (3) Placing, filling, storing or dumping of soil, refuse, trash, vehicle bodies or parts, rubbish, debris, junk, waste or other substance or material whatsoever or the installation of underground storage tanks;
- (4) Cutting, removing or otherwise destroying trees, grasses or other vegetation;
- (5) Activities detrimental to wildlife habitat, drainage, flood control, water conservation, water quality, erosion control, soil conservation, or archaeological conservation;
- (6) Use, parking or storage of vehicles including motorcycles, mopeds, all-terrain vehicles, trail bikes, or any other motorized vehicles on the Premises except for vehicles necessary for public safety (i.e., fire, police, ambulance, other government officials) in carrying out their official duties;
- (7) Subdivision or conveyance of a part or portion of the Premises alone, or division or subdivision of the Premises (as compared to conveyance of the Premises in its entirety which shall be permitted), and no portion of the Premises may be used towards building or development requirements on this or any other parcel;
- (8) The use of the Premises for more than *de minimis* commercial recreation, business, residential or industrial use;
- (9) The use of de-icing chemicals other than those of the calcium and magnesium based variety on surfaces where runoff/drainage will discharge into the wetland resource area (including riverfront) or the 100' wetland resource buffer zone;
- (10) The use of lawn and landscape fertilizer other than those of the low nitrogen variety;
- (11) The use of Fertilizer in any wetland resource area;
- (12) The use of pesticides or herbicides within a wetland resource area or within 100' of a wetland resource area;
- (13) The presence or underground storage of petroleum products within a wetland resource area or within the 100' buffer zone of a wetland resource area;
- (14) The installation of new underground sprinklers within wetland jurisdictional areas;
- (15) The use of coal tar based driveway sealants on driveways, asphalt or otherwise; and
- (16) The installation of landscape plantings or structures, walls, fences, or other obstruction on or within the Drainage Easement on the property recorded with the Middlesex South Registry of Deeds in Book 27095, Page 124, in a manner that would inhibit or prohibit access to the detention basin by the Town of Sudbury for the purpose of maintaining the detention basin.

- (17) Any other use of the Premises or activity which is inconsistent with the purpose of this Conservation Restriction or which would materially impair its conservation values;

**B. Reserved Rights and Exceptions**

The Grantor reserves the right to conduct or permit the following activities and uses on the Premises, but only if such uses and activities do not materially impair the conservation values or purposes of this Conservation Restriction:

- (1) Permits. The exercise of any right reserved by Grantor under this Paragraph B shall be in compliance with zoning, the Wetlands Protection Act, and all other applicable federal, state and local laws, rules, regulations, and permits. The inclusion of any reserved right requiring a permit from a public agency does not imply that the Grantee or the Commonwealth takes any position whether such permit should be issued.
- (2) Vegetation Management. In accordance with generally accepted forest management practices, selective minimal removing of brush, pruning and cutting to prevent, control or remove hazards, disease, insect or fire damage, or to preserve the present condition of the Premises;
- (3) Non-native or nuisance species. The removal of non-native or invasive species, the inter-planting of native species, and the control of species in a manner that minimizes damage to surrounding, non-target species and preserves water quality;
- (4) Composting. The stockpiling and composting of stumps, trees and brush limbs and similar biodegradable materials originating on the Premises, provided that such stockpiling and composting is in locations where the presence of such activities will not impair the conservation values or the purposes (including scenic values) of this Conservation Restriction. No such activities will take place closer than one hundred (100) feet from any wetland, waterbody or stream. All exercise of this Reserved Right shall take into account sensitive areas and avoid harm to nesting species during nesting season;
- (5) Wildlife Habitat Improvement. With the prior written permission of Grantee, measures designed to restore native biotic communities, or to maintain, enhance or restore wildlife, wildlife habitat, or rare or endangered species including selective planting of native trees, shrubs and plant species;
- (6) Archaeological Investigations. The conduct of archaeological activities, including without limitation survey, excavation and artifact retrieval, following submission of an archaeological field investigation plan and its approval in writing by Grantee and the State Archaeologist of the Massachusetts Historical Commission (or appropriate successor official).
- (7) Trails. The marking, clearing, and maintenance of existing footpaths as shown in the Baseline Report, provided that no existing trails exceed a width of six (6) feet;

- (8) Outdoor Passive Recreational Activities. Hiking, horseback riding, cross-country skiing and other non-motorized outdoor recreational activities that do not materially alter the landscape, do not degrade environmental quality, and do not involve more than minimal use for commercial recreational activities;
- (9) Signs. The erection, maintenance and replacement of signs with respect to trespass, trail access, identity and address of the occupants, sale of the Premises, the Grantee's interest in the Premises, and the protected conservation values;
- (10) Existing Easement Rights Held By Town. To permit the Town of Sudbury to exercise any and all rights conferred by the Easement dated January 24, 1997 recorded with the Middlesex South Registry of Deeds in Book 27095, Page 124, and shown as Record Drain Easement on Exhibit B.

### C. **Notice and Approval.**

Whenever notice to or approval by Grantee is required, Grantor shall notify Grantee in writing, by a method requiring proof of receipt, not less than 60 days prior to the date Grantor intends to undertake the activity in question. The notice shall describe the nature, scope, design, location, timetable and any other material aspect of the proposed activity in sufficient detail to permit the Grantee to make an informed judgment as to its consistency with the purposes of this Conservation Restriction. Where Grantee's approval is required, Grantee shall grant or withhold approval in writing within 60 days of receipt of Grantor's request. Grantee's approval shall not be unreasonably withheld, but shall only be granted upon a showing that the proposed activity shall not materially impair the purposes of this Conservation Restriction.

Failure of Grantee to respond in writing within 60 days shall be deemed to constitute approval by Grantee of the request as submitted, so long as the request sets forth the provisions of this section relating to deemed approval after 60 days in the notice, the requested activity is not prohibited herein, and the activity will not materially impair the conservation values or purposes of this Conservation Restriction.

## III. **LEGAL REMEDIES OF THE GRANTEE**

### A. **Legal and Injunctive Relief.**

The rights hereby granted shall include the right to enforce this Conservation Restriction by appropriate legal proceedings and to obtain injunctive and other equitable relief against any violations, including, without limitation, relief requiring restoration of the Premises to their condition prior to the time of the injury complained of (it being agreed that the Grantee will have no adequate remedy at law). The rights hereby granted shall be in addition to, and not in limitation of, any other rights and remedies available to the Grantee for the enforcement of this Conservation Restriction. Grantee agrees to cooperate for a reasonable period of time prior to resorting to legal means in resolving issues concerning violations provided Grantor ceases objectionable actions and Grantee determines there is no ongoing diminution of the conservation values of the Conservation Restriction.

Grantor covenants and agrees to reimburse to Grantee all reasonable costs and expenses (including reasonable counsel fees) incurred in enforcing this Conservation Restriction or in taking reasonable measures to remedy, abate or correct any violation thereof, provided that a violation of this Conservation Restriction is acknowledged by Grantor or determined by a court of competent jurisdiction to have occurred. In the event of a dispute over the boundaries of the Conservation Restriction, Grantor shall pay for a survey and to have the boundaries permanently marked.

**B. Non-Waiver.**

Enforcement of the terms of this Conservation Restriction shall be at the discretion of Grantee. Any election by the Grantee as to the manner and timing of its right to enforce this Conservation Restriction or otherwise exercise its rights hereunder shall not be deemed or construed to be a waiver of such rights.

**C. Disclaimer of Liability**

By acceptance of this conservation restriction, the Grantee does not undertake any liability or obligation relating to the condition of the Premises pertaining to compliance with and including, but not limited to, hazardous materials, zoning, environmental laws and regulations, or acts not caused by the Grantee or its agents.

**D. Acts Beyond the Grantor's Control**

Nothing contained in this Conservation Restriction shall be construed to entitle the Grantee to bring any actions against the Grantor for any injury to or change in the Premises resulting from causes beyond the Grantor's control, including but not limited to fire, flood, storm and earth movement, or from any prudent action taken by the Grantor under emergency conditions to prevent, abate, or mitigate significant injury to the Premises resulting from such causes. In the event of any such occurrence, the Grantor and Grantee will cooperate in the restoration of the Premises, if desirable and feasible.

**IV. ACCESS**

The Grantor hereby grants to the Grantee, or its duly authorized agents or representatives, the right to enter the Premises upon reasonable notice and at reasonable times, for the purpose of inspecting the Premises to determine compliance with or to enforce this Conservation Restriction. The Grantor also grants to the Grantee, after notice of a violation and failure of the Grantor to cure said violation, the right to enter the Premises for the purpose of taking any and all actions with respect to the Premises as may be necessary or appropriate to remedy or abate any violation hereof, including but not limited to the right to perform a survey of boundary lines.

In furtherance of Grantee's access to the Premises for all purposes permitted hereunder, including without limitation, enforcement of this Conservation Restriction, the Grantor hereby grants an easement to the Grantee to pass and repass on foot over a portion of the Grantor's land, that is a 10' wide strip of land running Southeasterly and parallel to the common boundary with Lot 39A,

as shown on the Plan beginning at the most Northeasterly line of Lot 40 ending at the intersection of this strip with the Premises.

## V. EXTINGUISHMENT

A. If circumstances arise in the future such as render the purpose of this Conservation Restriction impossible to accomplish, this restriction can only be terminated or extinguished, whether in whole or in part, by a court of competent jurisdiction under applicable law after review and approval by the Massachusetts Secretary of Energy and Environmental Affairs. If any change in conditions ever gives rise to extinguishment or other release of the Conservation Restriction under applicable law, then Grantees, on a subsequent sale, exchange, or involuntary conversion of the Premises, shall be entitled to a portion of the proceeds in accordance with paragraph B below, subject, however, to any applicable law which expressly provides for a different disposition of the proceeds and after complying with the terms of any gift, grant, or funding requirements. Grantees shall use its share of the proceeds in a manner consistent with the conservation purpose set forth herein.

B. Proceeds. Grantor and Grantee agree that the donation of this Conservation Restriction gives rise to a real property right, immediately vested in the Grantee, with a fair market value that is at least equal to the proportionate value that this Conservation Restriction bears to the value of the unrestricted property. Such proportionate value of the Grantee's property right shall remain constant. Any proceeds will be distributed only after complying with the terms of any gift, grant, or other funding requirements.

C. Grantor/Grantee Cooperation Regarding Public Action. Whenever all or any part of the Premises or any interest therein is taken by public authority under power of eminent domain or other act of public authority, then the Grantor and the Grantee shall cooperate in recovering the full value of all direct and consequential damages resulting from such action. All related expenses incurred by the Grantor and the Grantee shall first be paid out of any recovered proceeds, and the remaining proceeds shall be distributed between the Grantor and Grantee in accordance with paragraph V. B – above, after complying with the terms of any law, gift, grant, or funding requirements. If a less than fee interest is taken, the proceeds shall be equitably allocated according to the nature of the interest taken. The Grantee shall use its share of the proceeds like a continuing trust in a manner consistent with the conservation purposes of this grant.

## VI. ASSIGNABILITY

A. Running of the Burden. The burdens of this Conservation Restriction shall run with the Premises in perpetuity, and shall be enforceable against the Grantor and the successors and assigns of the Grantor holding any interest in the Premises.

B. Execution of Instruments. The Grantee is authorized to record or file any notices or instruments appropriate to assuring the perpetual enforceability of this Conservation Restriction; the Grantor, on behalf of herself and her successors and assigns, appoint the Grantee their attorney-in-fact to execute, acknowledge and deliver any such instruments on her behalf. Without limiting



the foregoing, the Grantor and her successors and assigns agree themselves to execute any such instruments upon request.

C. Running of the Benefit. The benefits of this Conservation Restriction shall run to the Grantee, shall be in gross and shall not be assignable by the Grantee, except in the following instances:

As a condition of any assignment, the Grantee shall require that the purpose of this Conservation Restriction continues to be carried out; that the Assignee is not an owner of the fee in the Property, and the Assignee, at the time of the assignment, qualifies under Section 170(h) of the Internal Revenue Code of 1986, as amended, and applicable regulations thereunder, and is a donee eligible to receive this Conservation Restriction under Section 32 of Chapter 184 of the General Laws of Massachusetts. Any assignment will comply with Article 97 of the Amendments to the Constitution of the Commonwealth of Massachusetts, if applicable.

## VII. SUBSEQUENT TRANSFERS

The Grantor agrees to incorporate by reference the terms of this Conservation Restriction in any deed or other legal instrument which grants any interest in all or a portion of the Premises, including a leasehold interest and to notify the Grantee not less than twenty (20) days prior to the execution of such transfer. Failure to do any of the above shall not impair the validity or enforceability of this Conservation Restriction. Any transfer will comply with Article 97 of the Amendments to the Constitution of the Commonwealth of Massachusetts, if applicable.

The Grantor shall not be liable for violations occurring after their ownership. Liability for any acts or omissions occurring prior to any transfer and liability for any transfer if in violation of this Conservation Restriction shall survive the transfer. Any new owner shall cooperate in the restoration of the Premises or removal of violations caused by prior owner(s) and may be held responsible for any continuing violations.

## VIII. ESTOPPEL CERTIFICATES

Upon request by the Grantor, the Grantee shall, within sixty (60) days execute and deliver to the Grantor any document, including an estoppel certificate, which certifies the Grantor's compliance with any obligation of the Grantor contained in this Conservation Restriction.

## IX. NON MERGER

The parties intend that any future acquisition of the Premises shall not result in a merger of the Conservation Restriction into the fee. The Grantor agrees that it will not grant, and the Grantee agrees that it will not take title, to any part of the Premises without having first assigned this Conservation Restriction to a non-fee owner that is qualified under Section 170(h) of the Internal Revenue Code of 1986, as amended, and applicable regulations thereunder and is eligible to receive this Conservation Restriction under Section 32 of Chapter 184 of the General Laws of Massachusetts in order to ensure that merger does not occur and that this Conservation Restriction continues to be enforceable by a non-fee owner.

## X. AMENDMENT

If circumstances arise under which an amendment to or modification of this Conservation Restriction would be appropriate, Grantor and Grantee may jointly amend this Conservation Restriction; provided that no amendment shall be allowed that will affect the qualification of this Conservation Restriction or the status of Grantee under any applicable laws, including Section 170(h) of the Internal Revenue Code of 1986, as amended, or Sections 31-33 of Chapter 184 of the General laws of Massachusetts. Any amendments to this conservation restriction shall occur only in exceptional circumstances. The Grantee will consider amendments only to correct an error or oversight, to clarify an ambiguity, or where there is a net gain in conservation value. All expenses of all parties in considering and/or implementing an amendment shall be borne by the persons or entity seeking the amendment. Any amendment shall be consistent with the purposes of this Conservation Restriction, shall not affect its perpetual duration, shall be approved by the Secretary of Energy and Environmental Affairs and if applicable, shall comply with the provisions of Art. 97 of the Amendments to the Massachusetts Constitution, and any gifts, grants or funding requirements. Any amendment shall be recorded in the Middlesex South County Registry of Deeds.

## XI. EFFECTIVE DATE

This Conservation Restriction shall be effective when the Grantor and the Grantee have executed it, the administrative approvals required by Section 32 of Chapter 184 of the General Laws have been obtained, and it has been recorded in a timely manner in the Middlesex South County Registry of Deeds.

## XII. NOTICES

Any notice, demand, request, consent, approval or communication that either party desires or is required to give to the other shall be in writing and either served personally or sent by first class mail, postage pre-paid, addressed as follows:

To Grantor: Navneet Virk, Trustee of the Kotia Tikka Trust  
87 Cudworth Lane, Sudbury, MA 01776

To Grantee: Sudbury Conservation Commission  
275 Old Lancaster Road, Sudbury, MA 01776

or to such other address as any of the above parties shall designate from time to time by written notice to the other or, if notice is returned to sender, to an address that is reasonably ascertainable by the parties.

## XIII. GENERAL PROVISIONS

A. Controlling Law. The interpretation and performance of this Conservation Restriction shall be governed by the laws of the Commonwealth of Massachusetts.

B. Liberal Construction. Any general rule of construction to the contrary notwithstanding, this Conservation Restriction shall be liberally construed in favor of the grant to effect the purpose of this Conservation Restriction and the policy and purposes of Massachusetts General Laws Chapter 184, Sections 31-33. If any provision in this instrument is found to be ambiguous, any interpretation consistent with the purpose of this Conservation Restriction that would render the provision valid shall be favored over any interpretation that would render it invalid.

C. Severability. If any provision of this Conservation Restriction or the application thereof to any person or circumstance is found to be invalid, the remainder of the provision of this Conservation Restriction shall not be affected thereby.

D. Entire Agreement. This instrument sets forth the entire agreement of the parties with respect to this Conservation Restriction and supersedes all prior discussions, negotiations, understandings or agreements relating to the Conservation Restriction, all of which are merged herein.

**XIV. MISCELLANEOUS**

A. Pre-existing Public Rights. Approval of this Conservation Restriction pursuant to M.G.L. Chapter 184, Section 32 by any municipal officials and by the Secretary of Energy and Environmental Affairs is not to be construed as representing the existence or non-existence of any pre-existing rights of the public, if any, in and to the Premises, and any such pre-existing rights of the public, if any, are not affected by the granting of this Conservation Restriction.

B. Homestead

The Grantor and the Grantor’s non-titled spouse, Mandeep Hundal, hereby release, agree to waive, subordinate, and release any and all Massachusetts General Law Chapter 188 Homestead rights they may have in favor of this Conservation Restriction with respect to any portion of the Premises affected by this Conservation Restriction, and hereby agree to execute, deliver and/or record any and all instruments necessary to effectuate such waiver, subordination and release. In all other respects, the Grantor and the Grantor’s non-titled spouse reserve and retain any and all Homestead rights, subject to this Conservation Restriction, pursuant to M.G.L. c. 188 10 (e).

C. The Grantor shall record at the appropriate Registry of Deeds simultaneously with this Conservation Restriction all documents necessary to subordinate any mortgage, promissory note, loan, lien, equity credit line, refinance assignment of mortgage, lease, financing statement or any other agreement which gives rise to a surety interest affecting the Premises.

For subordination, see Middlesex South Registry of Deeds at Book \_\_\_\_\_ Page \_\_\_\_\_

For subordination, see Middlesex South Registry of Deeds at Book \_\_\_\_\_ Page \_\_\_\_\_

D. Attached hereto and incorporated herein by reference are the following:

Attachment 27.a : CR 87 Cudworth Lane (2896 : CR 87 Cudworth Lane)

Signature pages:

Grantor

Acceptance by Town of Sudbury Conservation Commission

Approval by Town of Sudbury Select Board

Approval by the Secretary of Energy and Environmental Affairs.

Exhibits:

Exhibit A: Description of the Premises

Exhibit B: Reduced Copy of Recorded Plan of the Premises

WITNESS my hand and seal this 23 day of June, 2018,

GRANTOR:

GRANTOR'S SPOUSE

Navneet Virk  
Navneet Virk, Trustee  
of the Kotia Tikka Trust

Mandeep Hundal  
Mandeep Hundal

See Trustee's Certificate recorded at the Middlesex South Registry of Deeds at  
Book \_\_\_\_\_ Page \_\_\_\_\_

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss:

On this 23<sup>rd</sup> day of June, 2018, before me, the undersigned notary public, personally appeared the above-named Navneet Virk, Trustee of the Kotia Tikka Trust and Mandeep Hundal, and proved to me through satisfactory evidence of identification which was MA Driv License to be the persons whose names are signed on the proceeding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.



Joan M O'Connor

Notary Public:

My Commission Expires: August 9, 2024

Attachment 27.a: CR 87 Cudworth Lane (2896 : CR 87 Cudworth Lane)

ACCEPTANCE BY TOWN OF SUDBURY CONSERVATION COMMISSION

We, the undersigned, being a majority of the Conservation Commission of the Town of Sudbury, Massachusetts, hereby certify that at a public meeting duly held on July 9, 2018, the Conservation Commission voted to approve and accept the foregoing Conservation Restriction from Navneet Virk, Trustee of the Kotia Tikka Trust pursuant to M.G.L. Chapter 184 Section 32 and Chapter 40 Section 8(C).

SUDBURY CONSERVATION COMMISSION:

David Henkel Dave Henkel

Mark Sevier MARK SEVIER

Bruce Porter Bruce Porter

Richard Morse Richard Morse

Kathleen Rogers Kathleen Rogers

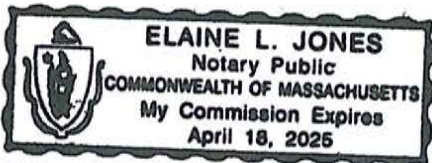
Charles Russo Charles Russo

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss:

On this 9<sup>TH</sup> day of JULY, 2018, before me, the undersigned notary public, personally appeared DAVID HENKEL, MARK SEVIER, BRUCE PORTER, RICHARD MORSE, KATHLEEN ROGERS, CHARLES RUSSO + THOMAS FRIEDLANDER, and proved to me through satisfactory evidence of identification which was personal knowledge to be the person whose name is signed on the proceeding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.

Elaine L. Jones  
Notary Public  
My Commission Expires 4/18/25



Attachment 27.a: CR 87 Cudworth Lane (2896 : CR 87 Cudworth Lane)

**APPROVAL OF TOWN OF SUDBURY SELECT BOARD**

We, the undersigned, being a majority of the Select Board of the Town of Sudbury, hereby certify that at a public meeting duly held on \_\_\_\_\_, 2018, the Select Board voted to approve the foregoing Conservation Restriction from Navneet Virk, Trustee of the Kotia Tikka Trust to the Town of Sudbury acting by and through its Conservation Commission pursuant to Section 32 of Chapter 184 and Chapter 40 Section 8(C) of the General Laws of Massachusetts.

SELECT BOARD:

\_\_\_\_\_  
Patricia Brown

\_\_\_\_\_  
Robert C. Haarde

\_\_\_\_\_  
Susan N. Iuliano

\_\_\_\_\_  
Leonard A. Simon

\_\_\_\_\_  
Daniel Carty

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

On this \_\_\_\_ day of \_\_\_\_\_, 2018 before me, the undersigned notary public, personally appeared the above-named PATRICIA BROWN, ROBERT C. HAARDE and SUSAN N. IULIANO, LEONARD A. SIMON and DANIEL CARTY proved to me through satisfactory evidence of identification, which were \_\_\_\_\_ to be the persons whose names are executed on the preceding or attached document, and acknowledged to me that they executed it voluntarily for its stated purpose before me, as Members of the Town of Sudbury Board of Selectmen

\_\_\_\_\_  
Notary Public:  
My Commission Expires:

Attachment 27.a: CR 87 Cudworth Lane (2896 : CR 87 Cudworth Lane)

**APPROVAL BY SECRETARY OF ENERGY AND ENVIRONMENTAL AFFAIRS  
COMMONWEALTH OF MASSACHUSETTS**

The undersigned, Secretary of Executive Office of Energy and Environmental Affairs of the Commonwealth of Massachusetts, hereby certifies that the foregoing Conservation Restriction from Navneet Virk, Trustee of the Kotia Tikka Trust to the Town of Sudbury acting by and through its Conservation Commission has been approved in the public interest pursuant to Massachusetts General Laws, Chapter 184, Section 32.

Dated: \_\_\_\_\_, 2018

\_\_\_\_\_  
MATTHEW A. BEATON  
Secretary of Energy and Environmental Affairs

**COMMONWEALTH OF MASSACHUSETTS**

Suffolk, ss:

On this \_\_\_\_\_ day of \_\_\_\_\_, 2018, before me, the undersigned notary public, personally appeared MATTHEW A. BEATON, and proved to me through satisfactory evidence of identification which was \_\_\_\_\_ to be the persons whose name is signed on the proceeding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.

\_\_\_\_\_  
Notary Public  
My Commission Expires:

Attachment 27.a: CR 87 Cudworth Lane (2896 : CR 87 Cudworth Lane)



**EXHIBIT A**Description of the Premises

The Premises subject to this Conservation Restriction is a portion of a parcel of land located in the Town of Sudbury, County of Middlesex, Commonwealth of Massachusetts, containing a total of 3.62 acres, shown as 'Proposed Conservation Restriction' on a plan of land entitled "Plan of Land in Sudbury, MA" Dated February 11, 2016, prepared by Thomas Dispersio, Jr., Associates, Inc. Land Surveying Civil Engineering, of 641 Concord Rd, Marlborough, MA, 01752, said plan recorded at the Middlesex South Registry of Deeds as Plan No. \_\_\_\_\_ of 2018, a reduced copy of which is attached hereto as Exhibit B.

Street Address: 87 Cudworth Lane, Sudbury, MA 01776

Attachment 27.a: CR 87 Cudworth Lane (2896 : CR 87 Cudworth Lane)

**EXHIBIT B**

Copy of Recorded Plan – See Middlesex South Registry of Deeds as Plan No. \_\_\_\_\_ of  
2018 for full plan of record

Attachment 27.a: CR 87 Cudworth Lane (2896 : CR 87 Cudworth Lane)

