

## IN BOARD OF SUDBURY SELECTMEN

TUESDAY, JULY 10, 2018

Present: Vice-Chairman Daniel E. Carty, Selectman Patricia A. Brown, Selectman Leonard A. Simon, Selectman Janie Dretler and Town Manager Melissa Rodrigues.

The statutory requirements as to notice having been complied with, the meeting was convened at 7:30 p.m. in the Lower Town Hall.

Absent: Chairman Robert C. Haarde

### **Opening Remarks by Chairman**

At 7:30 p.m., Vice-Chairman Carty opened the meeting, thanking everyone in Town who helped with the July 4<sup>th</sup> celebrations including those involved with the parade, the road race, and the Hosmer House, as well as public safety employees, who worked in the heat that day. Everything went very well. He expressed congratulations for the groundbreaking at the Haynes Playground on June 25.

Vice-Chairman Carty announced that town-wide road resurfacing is currently underway, most recently on Fairbank Road where paving is taking place, as well as Maynard Road. He added there will be work on ramps and final paving through the end of July. Personal and real estate taxes are due August 1<sup>st</sup> and to avoid late charges tax payments should be made prior to that date.

Vice-Chairman Carty shared that the Council on Aging is seeking applicants for membership; the Town website has instructions and applications for interested residents. He stated that there is a Data Quality Review taking place regarding tri-annual property evaluations from the Commonwealth of MA Bureau of Assessment who will be conducting a Data Quality Review over the next few weeks, and representatives will be driving through Sudbury neighborhoods. If residents have questions, please call the Assessor's Office at (978) 639-3395.

Vice-Chairman Carty reminded all that the ban on plastic bags and water bottles has gone into effect as of June 30, 2018. He also added that street sweeping started this past Monday, and will start on the north side of Town, and work towards the south of Town over the next few weeks. The street sweeping will take approximately four weeks to complete.

### **Reports from Town Manager**

Town Manager Rodrigues announced that tomorrow is Truck Day at the Goodnow Library, beginning at 11:00 a.m. and she invited young and old to attend. She thanked the Library staff for opening the cooling station last weekend in the extreme heat. She added that Selectman Dretler suggested it and Maryanne Bilodeau, Assistant Town Manager, rolled it out immediately with the help of the Library staff.

### **Reports from Selectmen**

Selectman Simon said that he had no specific reports.

Selectmen Brown reiterated that Truck Day is a great event, and invited people to attend. She added that she hoped the Board could decide on a member for the Sudbury Housing Trust at tonight's meeting. Town Manager Rodrigues added that the appointment would be made when assigning the Selectmen liaisons and members.

Selectman Dretler thanked Vice-Chairman Carty for walking in the 4<sup>th</sup> of July Parade, and added that the parade was a great event. She also thanked the Library for their last minute efforts on July 4<sup>th</sup>. Selectmen Dretler spoke of the site walk at Meadow Walk earlier today, and stated that it was most informative and very amazing. The Town should be pleased about what is going on there. Selectman Simon mentioned the Oak Barrel Tavern opening, and

said that he heard the reviews have been very positive. He maintained that great progress has been made at Meadow Walk, which is of benefit to the Town.

Selectman Dretler announced that the summer concert series had started in Town on July 9 and displayed the schedule postcard that was sent to residents.

Selectman Brown stated that Alice Sapienza had been officially appointed as the Town's ambassador for aging, and is the face to associate with the MA Livable Communities effort, and further encouraged anyone who would like to talk to her to do so.

#### **Citizen's Comments on Items Not on Agenda**

There were no citizen's comments.

#### **Discussion and vote on the Memorandum of Agreement (MOA) between the Town of Sudbury and the Sudbury Supervisory Association, ratify the vote taken in Executive Session, and authorize the Town Manager to sign agreement**

Town Manager Rodrigues summarized the MOA between the Town of Sudbury and the Sudbury Supervisory Association saying that it represents a three-year contract and included a 3% total wage increase over two years. She added that there is wage re-opener language, and supervisors will be given the day after Thanksgiving off, will be allowed to use six of their vacation days as family sick days, would be able to use one additional sick day if there are no other sick days taken; and she stated that there is new drug testing language.

It was on motion unanimously

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

#### **Discussion and vote on the Memorandum of Agreement (MOA) between the Town of Sudbury and the Sudbury Police Sergeants Union, MCOP Local 370/A, and ratify vote taken in Executive Session**

Town Manager Rodrigues summarized the MOA between the Town of Sudbury and the Sudbury Police Sergeants Union, saying that the contract is also a 3-year contract with same wage structure as the Sudbury Supervisory Association, and changed the structure from a stipend basis to a percentage basis, which would allow assignment of more work. She added that there will be two personal days, that the contract changes the night shift rate from \$7.50 to \$8.00, and allows the Police Sergeants the ability to have one additional sick day if there are no other sick days taken. Town Manager Rodrigues added that maternity leave would be memorialized, and small increases were provided for the clothing and cleaning allowance, changes to the detail language (mostly notice requirements), grievance timing was changed, housekeeping regarding holidays clarified and added some promotional language, and added new drug testing language concerning work-place accidents. She added that there is a re-opener in this contract.

Selectman Simon stated that for the record, this is a vote to ratify a vote that was taken earlier this evening in Executive Session, and the details of that are as the Town Manager had outlined – so this is a procedural vote to ratify what the Board had voted on earlier this evening.

It was on motion unanimously

VOTED: To approve the Memorandum of Agreement (MOA) between the Town of Sudbury and the Sudbury Police Sergeants Union, MCOP Local 370/A and ratify the vote taken in Executive Session this date, July 10, 2018, between the Town of Sudbury and the Police Sergeants Union.

**Discussion on Fairbank**

Town Manager Rodrigues provided a brief update, and stated that she has been working with resident Jennifer Roberts to create a flyer which was distributed by Dick Williamson at the first summer concert of the season. She added that 150 of the flyers were distributed at the concert, and added that tomorrow Selectman Brown would be distributing 150 more flyers at Truck Day. Town Manager Rodrigues stated that the flyers will also be given out at summer camp in Town. This is the first step in the outreach campaign, and poster-size replicas of these flyers have also been made to post in various buildings. A postcard-sized flyer is being worked on currently. Town Manager Rodrigues said that she thought that the related flash vote survey went out today.

Selectman Dretler asked about the timeline for the surveys. Town Manager Rodrigues answered that it is usually 48 hours, and she would get the results as would everyone else who took it.

Vice-Chairman Carty asked if there was another printing of the flyer, and asked if the URL could be shortened. Town Manager Rodrigues replied that the next version of the flyer would have a shortened URL which will make things easier, and she thanked Selectman Dretler for her assistance in distributing the flyers. Selectman Dretler expressed thanks to Jennifer Roberts for her help.

Selectman Simon agreed that it was very helpful that Jennifer Roberts worked on the flyer design, and asked if there were other volunteers other than Dick Williamson. Town Manager Rodrigues stated that Selectman Brown, Mara Houston, and Leila Frank all volunteered, and more help would be greatly appreciated.

Selectman Brown said that anyone wanting a Fairbank flyer, or wanting to discuss anything related to Fairbank, should speak to her at the Truck Day.

**Discussion and vote as to the sufficiency of the Notice of Intent to Sell Land Subject to M.G.L. Chapter 61A, s.14, received from Owner Ledgewood II at Sudbury Development Corp., Richard Campana, President, on June 13, 2018, regarding 1.91 acres, known as Lots 42 and 43, Fox Hill Drive, Assessors Map B07 Parcels 0214 and 0215**

Town Manager Rodrigues detailed that the Board has received notice of a Chapter 61A sale, and the Board needed to determine tonight whether there is sufficient information contained in the notice of intent to make a determination on whether or not the Board wants to exercise its option, and then within 120 days there would be a public hearing. Before the public hearing is held, many other commissions and committees would probably be talking about this and may have interest in the land. At that time, those interested parties would report back to the Board, and during the public hearing, the Board would hear from them all. This offer is somewhat different than those usually presented because there was a subdivision approved earlier, so there is some discussion about the idea that the Board should have received this notification then, instead of now. Selectman Brown commented that the subdivision was done many years ago.

Vice-Chairman Carty said that he did some research on this property, and there are still two or three undeveloped lots on this subdivision. He questioned if the Chapter 61A designation would continue valid for the remaining undeveloped lots in the subdivision if another parcel in the subdivision was sold. Town Manager Rodrigues suggested checking with legal counsel on that. Vice-Chairman Carty agreed that it was worth looking into. Town Manager Rodrigues said that everything seemed to be in order. Selectman Brown commented that a signed Purchase and Sale was needed.

Selectman Simon stated that this action appears to be something out of the ordinary in the way it is being presented. If Town Counsel is going to be present at that next meeting, or at a future time, it would it be worthwhile to have this issue resolved so that the Board could have a better understanding of what a vote would actually mean. Town Manager Rodrigues commented that the Board only has until July 13th to make a determination on whether or not sufficient information is provided. We could ask Town Counsel to be present at the next meeting would help to determine if this property would be appraised differently now, or anything that

was done in the past triggered changes. The Board is required to vote tonight on whether there is sufficient notice of intent. Selectman Simon asked if the Board would be prejudged in voting on this tonight. Selectman Simon commented that he had some reservations about voting on this now, and would prefer more guidance from legal counsel. Town Manager Rodrigues suggested that the Board could vote it to be insufficient. Selectman Brown asked what additional information was needed. Town Manager Rodrigues explained that perhaps the subdivision that was done in the past could present insufficiencies now. Selectman Simon agreed with the statement. Selectman Simon stated that the Board does not prejudge the order, and that the process just restarts again. Town Manager Rodrigues stated that it is fair to maintain that the Board does not have sufficient information.

Selectman Simon said that the Board of Selectmen does not have sufficient information to determine if the offer made under Chapter 61A is sufficient, and is asking the owner to begin the process once again.

It was on motion unanimously

VOTED: Not to approve the sufficiency of the Notice of Intent to Sell Land Subject to M.G.L. Chapter 61A, s.14, received from Owner Ledgewood II at Sudbury Development Corp., Richard Campana, President, on June 13, 2018, regarding 1.91 acres, known as Lots 42 and 43, Fox Hill Drive, Assessors Map B07 Parcels 0214 and 0215, and to ask the owner to begin the process once again.

**Discuss and vote to approve ballot language for the November 6 ballot. 1) Debt exclusion for Fairbank design; 2) Debt exclusion for Broadacres Farm**

Vice-Chairman Carty stated that the Board is talking about a November 6<sup>th</sup> ballot now because this is a state and federal election. Town Manager Rodrigues confirmed the statement, and added that the ballot questions have to be submitted to the State by August 1, 2018 in order to have the questions included on the November 6 ballot. Hopefully, voter turnout will be higher that day, and these are two big issues for the Town. Vice-Chairman Carty commented that this would combine both of these important issues on one voting date.

Selectman Brown stated that the warrant language would not be finalized at this meeting. Selectman Simon added that both of these questions would need to be approved at Town Meeting in the fall. Town Manager Rodrigues affirmed that fact, which was why the dollar amounts were not included with the questions at this time. Selectman Simon said that the assumption is that there will be a fall Town Meeting, and that both the debt exclusion for the Fairbank Center, and the debt exclusion for Broadacres Farm will be approved at Town Meeting. Town Manager Rodrigues affirmed.

Selectman Brown commented that if there was no fall Town Meeting, or if there was a Town Meeting and these questions were not approved, the ballot would go forward and these questions would be void. Town Manager Rodrigues confirmed that statement. Selectman Simon said that the vote tonight on these questions would go forward subject to any minor changes to be made later. Town Manager Rodrigues reiterated that the questions must be submitted to the state by August 1, 2018, and she continued to read the remainder of the scheduling for the ballot questions.

Selectman Simon read aloud the ballot questions: “that these are the two ballot questions, subject to revision by Town Counsel, or by the State, for scribes errors, and not for substance; the first one pertains to a debt exclusion for the Fairbank Community Center, and the proposed ballot question reads: shall the Town of Sudbury be allowed to exempt from the provisions of Proposition 2 ½; so called, the amounts required to pay for the bonds issued in order to design a new, and or, renovated community center, and all other appurtenances thereto; can be constructed on Town-owned land, on the current site of the Fairbank Community Center, and Atkinson Pool on 40 Fairbank Road; including professional engineering services, and project management and services; as well as preparation of plans, specifications, and bidding documents, and all other incidental and related expenses.”

He continued with reading the ballot question for Broadacres Farm: “Shall the Town of Sudbury be allowed to exempt from the provisions of Proposition 2 ½, so called, the amounts required to pay for the bonds issued in

order to purchase, upon such terms as the Board of Selectmen determine, the fee or other interest in the property located at 82 Morse Road; including but not limited to, a conservation restriction, and all incidental and related expenses.”

Town Manager Rodrigues commented that she kept the purposed ballot question language rather broad. Selectman Simon commented that he thought the language associated with the second ballot question could potentially require language changes.

Vice-Chairman Carty posed two questions - one being the specific language associated with Proposition 2 ½, and that the Broadacres Farm language did not preclude the use of CPA funding. Town Manager Rodrigues confirmed the statement.

It was on motion unanimously

VOTED: To approve ballot language to send to the state for approval for the November 6 ballot. 1) Debt exclusion for Fairbank design; 2) Debt exclusion for Broad Acres Farm.

### **Discuss topics to be assigned for the Summer 2018 Board of Selectmen Newsletter**

Town Manager Rodrigues stated that the final approval for the Summer 2018 Newsletter would be August 14 with topics due on August 6.

Selectman Dretler said that she would be interested in writing about the jail diversion program, and would like to talk to Chief Nix about this.

Vice-Chairman Carty expressed interest in composing an article regarding the Town social worker and the Health department.

Selectman Simon said that he would write about the DPW work on the road re-surfacing, and Selectman Brown stated that she would write an article about MS4.

Vice-Chairman Carty stressed that these articles would be ready for submission on August 6, and recommended that Chairman Haarde follow-up with Town Manager Rodrigues regarding his article assignment.

### **Update on Selectmen's Policies**

Selectman Brown stated that she, Chairman Haarde and Selectman Dretler, have had three meetings regarding Selectmen's policies thus far, and are not quite finished, but have reviewed the document up through the parade policy. She added that the Town Manager's Evaluation Policy has been updated to include this year's changes. She summarized that the 62-page document includes all the Selectmen's Policies, and thanked Town Manager Rodrigues for compiling the document. She added that the June 20<sup>th</sup> draft is included in this meeting's packet beginning with the Code of Conduct with some minor changes, and added that this is available to the public.

Selectman Simon made the comment that this type of work should be handled in open session with full Board attendance, and that Town resident input is critical. Some of the changes to policy are minor, but some have substance and should be presented in open meeting. Selectman Brown commented that all the related minutes are posted. Vice-Chairman Carty stated that there would be no related voting at this meeting with the idea that the subcommittee would be drafting these changes, and bring them back to the Board for further discussion. Selectman Brown stated that she was looking for feedback, and the subcommittee meetings have been posted, recorded, and held in a public place. Vice-Chairman Carty said that this would be the time to discuss the draft changes suggested by the three-member subcommittee with more substantial recommendations regarding Citizen Comment and the Town Manager Review Process. Selectman Brown commented that the process is in place for Town Manager review, which was previously voted on by the full Board. She detailed the importance of including dates on specific policy changes. She briefly addressed the Citizen Comment area, saying that the

description of the citizen sign-in sheet required amending, due to the fact that the actual sign-in sheet should be placed where stipulated, and she stated that she wanted to change the policy simply to state that there is a sign-in sheet. She added that citizens are encouraged to discuss employee performance with the Town Manager, and that citizens had the option of mailing questions to the Board as well. She elaborated on the 62-page document. Selectman Brown commented that the section regarding financial policies would need further Board discussion. Town Manager Rodrigues suggested that she and Dennis Keohane might attend the next Selectmen policy meeting to discuss the financial policies aspect in more detail. Selectman Simon mentioned that he felt that this was another area that the full Board and residents should be involved with at an open meeting.

Selectman Dretler asked if a rationale input into the topic that could be discussed with the Board, for approval. Selectman Simon said that he would like to see something of that nature, so he could see the rationale for change, especially for topics with considerable impact on the community.

Vice-Chairman Carty favored the idea of including dates when policy was changed. Selectman Dretler stated that she added two policies to the draft. Selectman Brown suggested temporarily placing those additions and recommendations at the end of the document for later review. Selectman Dretler suggested copying and distributing her suggestions to the Board. She summarized that one of the suggestions involved introducing gender-neutral language for the title of a person. She detailed that if a newly-elected member wanted to be recognized as a "selectwomen," or "select member," that would be policy. Town Manager Rodrigues stated that changing the name of the Board of Selectmen would require a charter change, but this would only be a policy change. Selectman Simon thought that this was a reasonable request, and he agreed that another approach to this could be requesting a change to the charter. Selectman Brown detailed that this change would have to ultimately require legislation.

Selectman Dretler added that her other suggested policy addition focused on the social media topic, and that she is attempting to get the Board and communities up to speed on technology. Town Manager Rodrigues stated that she could make relevant changes in this area. Selectman Simon thanked Selectman Dretler for bringing the changes to the attention of the Board, and that the topics reflected the need to present such discussions at open meeting. A group discussion took place discussing the media policy.

Vice-Chairman Carty mentioned some additional policies including remote participation, and asked if the subcommittee thought that changes should be made in this area with respect to improvements in technology. Selectmen Dretler and Brown agreed that the subcommittee had not reviewed that section yet.

Town Manager Rodrigues stated that one of four sections had been reviewed by the subcommittee to date and that the four sections included were: Procedural, Financial, Regulatory, and Operational.

Vice-Chairman Carty stated that he felt that it was more efficient that the subcommittee make the changes to existing policies, and asked if the members of the subcommittee have been drafting individually or collaborating as a group. Selectman Brown answered that the subcommittee has been going through the document as a group, and added that some of these policies were out of date when they were included in 2010. Vice-Chairman Carty recommended updating the policies on a scheduled basis. Town Manager Rodrigues recommended reviewing policy on an annual basis every time the Board re-organized. Members agreed that this would be good practice and all agreed with attaching dates to action taken on a particular policy.

#### **Discussion on Selectmen's liaison assignments and committee membership for 2018-2019**

Vice-Chairman Carty stated that this topic has been on the agenda for a while, and although Chairman Haarde was not present, he thought that the Board should address the assignments at this time. Town Manager Rodrigues said that the Sudbury Housing Trust is very eager to know who the Board liaison is.

Vice-Chairman Carty said that Sudbury Housing Trust, the Commission on Disability, and the Sudbury Housing Authority need appointment designations at this meeting. Selectman Dretler said that she would like to wipe the slate clean and start the appointments over again.

Town Manager Rodrigues stated that the Fairbank, Sudbury Center, and Vocational Education committees can be removed from the appointment list because they had been officially dissolved.

Vice-Chairman Carty stated that he would like to remain with Sudbury Public Schools, and the Council on Aging. Selectman Dretler stated that she was interested in the Board of Health, Conservation Commission, and Planning Board. Vice-Chairman Carty would like to remain on the Planning Board. Selectman Simon stated that he would like to remain as liaison for the Board of Health.

The following appointments were made by the Board: Board of Health – Selectman Dretler and Vice-Chairman Simon, Disability – Selectman Dretler, Design Review Board – Selectman Dretler and Vice-Chairman Carty, Planning Board – Selectman Dretler and Vice-Chairman Carty; Ponds and Waterways – Vice-Chairman Carty, Lincoln-Sudbury Regional School Committee – Selectman Brown and Chairman Haarde, Park and Recreation Commission – Selectman Brown and Chairman Haarde, Finance Committee – Selectman Brown, Conservation Commission – Selectmen Dretler and Simon, Lincoln Board of Selectmen – Chairman Haarde, Permanent Building Committee (PBC) – Selectman Simon, Town Manager – Chairman Haarde, Agricultural Commission – Selectman Brown, Capital Improvement Advisory Committee (CIAC) – Vice-Chairman Carty and Selectman Simon, Sudbury Public Schools – Vice-Chairman Carty, Council on Aging – Vice-Chairman Carty, Water District – Vice-Chairman Carty, Cultural Commission – Selectman Dretler, Zoning Board of Appeals (ZBA) – Chairman Haarde, Sudbury Housing Authority – Selectman Simon, Sudbury Housing Trust (member) – Selectman Dretler, Town Historian – Chairman Haarde, Historical Commission – Chairman Haarde, Historic Districts Commission – Chairman Haarde, Goodnow Library Trustees (member) – Vice-Chairman Carty, Energy Committee – Selectman Simon, Memorial Day – Chairman Haarde, Capital Funding (members) – Vice-Chairman Carty and Selectman Brown, Budget Strategies Task Force (members) – Selectman Brown and Vice-Chairman Carty, MAGIC (member) – Selectman Brown, CPC (member) – Selectman Brown, Military Support (members) – Chairman Haarde and Selectman Simon, CERT (member) – Chairman Haarde.

Vice-Chairman Carty suggested that the Board vote on the Sudbury Housing Trust and MAGIC now, and then check with Chairman Haarde before taking the vote on the remaining committees and boards.

It was on motion unanimously

VOTED: To appoint Selectman Janie Dretler to the Sudbury Housing Trust, and Selectman Patricia Brown to MAGIC for a one-year term, ending on 5/31/19.

Selectman Brown mentioned that there is not a Rail Trail liaison listing. Town Manager Rodrigues responded that there is a lead person assigned, and not a liaison, as addressed in Goal Setting. She further suggested that those listed in Goal Setting could be added to this list. Selectman Brown would prefer not to integrate them, and added that Goal Setting had not been addressed to date. Town Manager Rodrigues agreed, and said that was addressed last December or January, and would follow that time schedule on a yearly basis.

### **Discussion on Fall Town Meeting**

Town Manager Rodrigues stated that she did not believe that the approved bylaw would be received by the end of July, and the deadline for the Attorney General is August 15, so the old bylaw for Fall Town Meeting will probably be followed. It would be a good idea now for the Board to address dates, because there is no meeting until August 14th. She suggested that Monday, Oct. 15 might be a good date for Town Meeting, and she would check availability of the L-S auditorium for Oct. 15 and Oct. 16. The Board agreed with the recommendation of Town Manager Rodrigues.

**Vote to approve the appointment of Frank Riepe as a full member of the Zoning Board of Appeals (ZBA); And appoint Jeffrey Klofft as an alternate member of the ZBA and the Earth Removal Board**

Selectman Simon noted a letter from John Riordan of ZBA recommending Frank Riepe as a full member of the ZBA, and that he is also recommending Jeffrey Klofft as an alternate member of the ZBA, and a member of the Earth Removal Board.

Vice-Chairman Carty thanked Mr. Klofft for his many years of service on that board. He further had questions about the Earth Removal Board, and asked if there was a relationship to ZBA. Town Manager Rodrigues said that the Earth Removal Board does not meet very often, so it is a difficult board to attract members, and she was happy to see that Mr. Klofft planned to remain on the Earth Removal Board. They usually meet when a large excavation project is proposed, and they address water management issues. Vice-Chairman Carty commented that he was surprised that they did not meet with the Meadow Walk project. Town Manager Rodrigues responded that she did not think that there was much excavation involved with Meadow Walk, because it is a flat site, and already had development. Selectman Simon asked if the Earth Removal Board is a subcommittee or a part of ZBA. Town Manager Rodrigues responded that it is a separate board, but does have a member of ZBA on it.

It was on motion unanimously

VOTED: To approve the appointment of Frank Riepe, 54 New Bridge Road, as a full member of the Zoning Board of Appeals (ZBA) for a term ending 5/31/23. Also vote to appoint Jeffrey Klofft as an alternate member of the ZBA and the Earth Removal Board for a term ending 5/31/19.

**Vote to accept the resignation of Jonathan Patch as a full member of the ZBA, and discuss whether to approve the appointment of Jonathan Patch to the Earth Removal Board**

Selectman Simon announced that Mr. Riordan recommended that Mr. Patch remain on the Earth Removal Board.

It was on motion unanimously

VOTED: To accept the resignation of Jonathan Patch as a full member of the ZBA effective 6/26/18, and to approve the appointment of Jonathan Patch to the Earth Removal Board at his request. Since Mr. Patch is not an associate member, this appointment is at the Board's discretion. If approved, this appointment expires 5/31/19.

**Discussion and potential vote on next steps regarding the CSX Rail Trail acquisition**

Town Manager Rodrigues stated that the Board has been receiving e-mails and calls from the City of Framingham inquiring about meeting with them to discuss CSX. Art Robert, the director of Community and Economic Development in Framingham, sent an e-mail stating that they are planning to re-enter discussion with CSX, and wanted to know if Sudbury would like to participate in this discussion, and coordinate efforts with them. The Town Manager asked for direction from the Board regarding this request.

Selectman Dretler asked if this has been done before. Town Manager Rodrigues stated that the Board met with Framingham often discussing next steps with CSX, and whether the Board would work collaboratively regarding an acquisition. She added that there appears to be strength with proceeding collectively. She stated, that in the past, the meetings were attended by herself, the Planning Director, and Framingham's Town Manager and Planning Director. She added that a new appraisal would be recommended, since the existing appraisal is two or three years old. She added that this might be a somewhat different process, since Framingham has since become classified as a city and not a town. Selectman Simon informed the Board that the Mayor of Framingham showed interest in going forward with this, and he attended a meeting in Framingham with Representative Gentile. Selectman Simon shared that Representative Chris Walsh, who was involved, unfortunately recently passed away, but Framingham does want to proceed. CSX had indicated that they would like to sell the entire corridor, and



would be willing to structure such a sale in up to four segments to Framingham and Sudbury. Payments would depend on funding availability for the purchase.

Selectman Brown added that it would seem reasonable to find out what Framingham is suggesting, and what they would like to know. Town Manager Rodrigues asked if Framingham is seeking another appraisal, should the Board perform an appraisal with them, and the previous appraisal was not very costly. Selectman Simon added the last appraisal was a joint appraisal and included funds from CSX. Vice-Chairman Carty did not think that the Board had to vote on the appraisal aspect at this meeting, but would want to know magnitude of cost, and thought it was a good idea to speak with Framingham.

### **Citizen's Comments (cont.)**

There were no citizen comments.

### **Discuss upcoming agenda items**

Town Manager Rodrigues stated that the sewer topic would be on the August 14<sup>th</sup> agenda. She added that Selectman Simon requested that the Town Manager's Contract be voted on in Executive Session on July 17, and then followed up in open meeting later. On July 17 a discussion on Fall Town Meeting could be started in order to begin reviewing articles.

Vice-Chairman Carty will be ready to talk about a project review dashboard on August 14. He also stated that Alice Sapienza resigned from the Council on Aging to take the ambassador position with the Livable Community, and the Board would want to acknowledge her, and send her an appointment letter. Town Manager Rodrigues ensured this would be done, and suggested that sharing some information regarding what Ms. Sapienza is doing could be beneficial to show why her role is important to people of all ages.

Selectman Dretler had concerns about the Melone presentations next week, and that she felt that a 2:00 p.m. meeting could be an inconvenient time for residents to attend. The Board is being asked to evaluate the Melone bids submitted, and she feels there isn't enough information about the land value to determine the economic benefit of this development for Sudbury.

Selectman Simon would also like to know more about the Melone land value. Town Manager Rodrigues stated that it would be impossible to get an appraisal in five days, however, the Board can review the assessment, and she would do her best to produce some comps by Tuesday.

Selectman Simon said that in one of the proposals the plan included the Wagner property, and he did not know if the Board could properly evaluate that proposal. Town Manager stated that she believed that there were conversations with the Wagners, and if the Board went with the proposal referred to, it would require continued discussion. All of the RFP responses were posted on the Town website today for public review, and asked that the Board members submit their comments so she could tally them over the weekend.

### **Approve appointments to the Ponds & Waterways Committee**

It was on motion unanimously

VOTED: To approve the appointments of Marjorie Keane, 66 Beechwood Ave, and Miriam Chandler, 27 Crystal Lake Dr., to the Ponds & Waterways Committee for terms ending 5/31/21, as recommended by Diane Muffitt, chair.

### **Approve the minutes of 6/5/18**

It was on motion unanimously

VOTED: To approve the regular session minutes of 6/5/18.

**Eagle Scout recognition**

It was on motion unanimously

VOTED: To enter into the Town record and congratulate Daniel Paul Griffith, Liam Karl Huston, and Daniel Avishai Stutman, of Boy Scout Troop 63 for having achieved the high honor of Eagle Scout.

**At conclusion of Open Session, vote to resume Executive Session**

It was on motion unanimously

VOTED: To close open session, and resume Executive Session to discuss strategy with respect to litigation if an open meeting may have a detrimental effect on the litigating position of the public body and the chair so declares (Lincoln Lane, Kopelman and Paige, Broadacres Farm), pursuant to General Laws chapter 30A, §21(a)(6).