

IN BOARD OF SUDBURY SELECTMEN
TUESDAY, AUGUST 14, 2018

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

The statutory requirement as to notice having been complied with, the meeting was convened at 7:00 p.m. in the Lower Town Hall.

Opening Remarks by Chairman

At 7:00 p.m., Chairman Haarde called the meeting to order, and opened discussion regarding the Loring Parsonage. Funds for the construction project have been received, and bids are due by August 15, 2018, 2:00 p.m. at the Selectmen's Office.

Chairman Haarde reminded residents of the State Primary on September 4, 2018 and polls will be open from 7:00 a.m. to 8:00 p.m. The deadline to apply for an absentee ballot is Friday, August 21, 5:00 p.m., and the voter registration deadline is Wednesday, August 15.

The town-wide road resurfacing project continues with closures and road detours; Chairman Haarde thanked everyone for their patience.

Reports from Town Manager

Town Manager Rodrigues announced the recent appointments of Bill Barletta, new Facilities Director for combined SPS and the Town, and Alice Sapienza, the Livability Ambassador for the AARP Program.

Reports from Selectmen

Selectman Simon thanked all residents who submitted comments regarding the Melone property RFP as well as Town Departments and Boards who also provided input. All comments will be considered as the decision comes up in several weeks.

Selectman Simon complimented the DPW for their work on the road resurfacing project. He mentioned two related publications, "Town Manager Newsletter," which provides a good explanation of the road project, and an article from "Municipal Advocate," which explains who pays for the \$1.2 million state-funded Sudbury road resurfacing project.

Selectman Simon stated that the contract with Jacobs Engineering was signed on July 31 in order to continue with the engineering design phase of the Bruce Freeman Rail Trail. Last Thursday, four Jacobs employees were out on the rail trail doing their measurements to continue that process. Selectman Simon thought that Jacobs had done a very fine job.

Selectman Brown stated that she had no comments, and Selectman Dretler had no comments.

Citizen's comments on items not on agenda

Resident and local author, Rebecca Trotsky, former owner of 19 Silver Hill Road, is a 31-year resident of Sudbury. Her son's classmate, Jonathan Smyth, died from brain cancer in 1997. Her son and other classmates cared for Jonathan's turtle which she based her book on.

She stated that this book is about Sudbury, and that this story made the front page of the Boston Globe in an article showing what the Town did for the family of this child. The Sudbury Historical Society will sponsor a book reading on September 30. Ms. Trotsky asked the Board to consider dedicating September 30 as "Goodbye Little Dude" day with all profits from the book going to Dana Farber Pediatric Cancer Research. Ms. Trotsky said a number of books have been sold, and she brought a signed copy of her book for each member of the Board.

Chairman Haarde said that the Board would vote on the September 30th dedication at the next Board meeting on September 11.

All Alcohol License - Macky Brown Enterprises, LLC, d/b/a Max and Leo's Artisan Pizza, 470 North Road

Present: Leo and Maximilian Candidus, owners of Max and Leo's Pizza, and Owner's Attorney Robert Dionisi
Attorney Dionisi stated that the Candidus brothers purchased the restaurant in May, and have two other restaurant locations - Lansdowne Street, Boston and Washington Street, Newton. The restaurant is still in the rough renovation stage. He stated that an abutter questioned the parking, and added that seating capacity was 68 seats when it was Sierras. Leo and Max are proposing a 50-seat capacity for the new restaurant (ten fewer seats). Parking is planned for the square footage of 2,719 feet on the first floor, considering the limited menu. Attorney Dionisi presented the approved plan for the restaurant, which included a portico.

Town Manager Rodrigues stated that the application was in order; no department concerns, and said that she spoke to the abutter, who said that she was looking forward to the opening of the new restaurant, and just wanted to be sure that parking plans were in place.

Selectman Dretler said that she was looking forward to the restaurant's opening, and inquired about the take-out service and the bar area in regard to traffic.

Mr. Candidus replied that there is no delivery at the restaurant, just take-out, and that one or two parking spaces would be designated for take-out service. There is a bar, and he secured the building permit last week. Selectman Dretler agreed that the restaurant needed much work, and queried about the first floor. Mr. Candidus responded that the first floor is for food preparation and dry storage.

Selectman Dretler asked if that space had been utilized by the former restaurant owner. Mr. Candidus replied that it had not, and was just used for dry storage.

Selectman Simon asked about outdoor seating. Mr. Candidus responded that there would not be any outdoor seating at this time unless he was able to purchase an adjoining property in the future.

Selectman Simon inquired about the liquor license, and commented that the Newton location had a wine and malt license only, and asked about the Boston location. Mr. Candidus said that the Boston location has had a full alcohol license for the past two and a half years.

Selectman Simon stated that the Town is concerned about excessive drinking, and the safety of residents, and wants to be certain that Max and Leo's Pizza would comply with alcohol regulations and hours. Mr. Candidus agreed that those bylaws would be complied with.

Selectman Brown inquired about the two lenders involved in providing additional capital, and asked if those two loans were already in place. Mr. Candidus affirmed that they were.

Vice-Chairman Carty mentioned that the previous restaurant owner had a long history of tax liens. Town Manager Rodrigues responded that those taxes had been paid.

Selectman Dretler asked Mr. Candidus what attracted him to this location. Mr. Candidus replied that he lives in Concord, and has always liked the Sudbury location as well as the building.

Selectman Simon asked if a manager will always be on site during hours of operation. Mr. Candidus replied affirmatively, and said that initially, the management will be provided by himself, his brother, and his girlfriend, all who have many years of restaurant experience. One of them will always be present during hours of operation.

Selectman Simon added that the on-site manager must diligently control the alcohol license aspects. Mr. Candidus replied that they would, and stated that the Newton location never had a problem. Food is the first priority which is what the restaurant is known for, and not the bar.

Chairman Haarde moved to open the public hearing.

It was on motion unanimously

VOTED: To open the public hearing for the application of Macky Brown Enterprises, LLC, d/b/a Max and Leo's Artisan Pizza, 470 North Road., Sudbury, for a Restaurant License for the Sale of All Alcoholic Beverages, under G.L. Ch. 138, s.12, Maximilian Candidus, Manager.

No one came forward at the public hearing.

It was on motion unanimously

VOTED: To close the public hearing 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.

It was on motion unanimously

VOTED: 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.

Chairman Haarde wished the new owners good luck with the restaurant.

Public Forum on Melone Submissions

Present: Town Counsel Attorney Jonathan Silverstein, Paul Cavicchio of Cavicchio Greenhouses, Inc., Chris Claussen of Quarry North, and Peter Bay of EDF Renewables.

Chairman Haarde announced that this forum was not part of the public procurement process, but was important to the Town. He added that all questions will come directly to the Board and Attorney Silverstein with no dialogue directed to the applicants. He mentioned that the RFP proposers were present, but not required to answer any questions at this forum.

Resident Robert May, 98 Maynard Farm Road, asked if the Board could share the criterion that would be used to make a judgement. Chairman Haarde responded that the criterion was spelled out and published with the RFP.

Town Manager Rodrigues added that there is minimum criteria stating that the proposer must: have property development experience, be an established business owner who has a demonstrated background, be in good financial standing, must be licensed to do business in MA, and be able to close on the property as specified in the RFP conditions with cash, or have pre-approval for full-funding of purchase. Town Manager Rodrigues asserted that the three proposers were qualified in the minimum criteria area. Town Manager Rodrigues detailed the comparative evaluation areas of criteria including the proposers' narrative/vision for the site. The Board would evaluate that narrative/vision based on: the added economic enhancement, anticipated revenue for the Town, and benefits for surrounding business (up to 20 points) job description detail for full time, part-time and subcontractors which might provide Sudbury residents with employment (up to 10 points), improved quality of life for Sudbury residents (up to 20 points), demonstrated need for the community (up to 15 points), proof of successful present/past performance working in the area of real estate development, and/or facilities development (up to 10 points). Town Manager Rodrigues stated that all categories in the areas of minimum criteria would total 75%. She mentioned that the scoring would be ranked as: highly advantageous, advantageous, and acceptable and

disadvantage; and the Board was seeking the candidate with the greatest percentage of highly advantageous/ advantageous ranking. The price proposal was another criterion which is valued up to 25 points – bringing the total number relating to available criterion to 100%. Town Manager Rodrigues reiterated that criterion with related point value was available on the Town website via the Melone link.

Mr. May asked about the potential demand placed on Town resources and how that factor entered into the judging of proposers. He emphasized that he was worried about the Town's infrastructure, and maintained that the EDF proposal would have the least impact on the Town. Town Manager Rodrigues replied that Town resources aspect would fall under Criterion #1 adding financial benefit to the Town with revenue, tax incentives and benefits.

Resident Susan Berry, 4 Dawson Drive, asked about fire stations in relation to the proposed Quarry North development. Town Manager Rodrigues replied that Chief Whalen felt that a new station with renovations would not be required for that proposed development, but additional staffing would be needed.

Resident Joseph Laferrera, 47 Windmill Drive, commented on possible resource demands such as Route 117 traffic, and quality of life impact. Chairman Haarde responded that wherever a 40B development project may be located, there will be traffic concerns with associated costs. Chairman Haarde added that a comprehensive traffic study and extensive cost-analysis reporting will be performed to weigh those factors. Town Manager Rodrigues added that ZBA and Planning would play major roles in this area. Mr. Laferrera stated that ZBA involvement would not take place until after the RFP candidate is chosen. Town Manager Rodrigues affirmed that statement.

Resident Patricia Streilein, 371 Willis Road, stated that the Town must look beyond the revenue aspect and examine the impact of such a development on schools, fire, police, general safety, Route 117 traffic, and the quality of life. The Town is already stressed and stretched, and research should be done before a decision is made and not after the fact. Chairman Haarde responded that there is a certain amount of time before choosing (the Town could choose not to decide), and then enter into negotiations and work toward a development agreement which would then go to Town Meeting for a vote. If approved, it would be presented to ZBA for further action regarding concerns of safety, water, schools, traffic, etc.

Town Manager Rodrigues mentioned that many Town department heads and committees have weighed in on the proposals. She added that those reviews can be viewed on the Town website. She added that Sudbury Public Schools (SPS) will not be meeting until August 30; their review will be included on the Town website.

Selectman Simon stated that each mentioned concern was put forth to each proposer in an interview process which took place several weeks ago. Eleven Town departments supplied opinions, and additional comments would be coming from residents and additional Town boards. He asserted that this process has been very transparent. Everything related to Melone is on the Town website, and the Board is seriously considering all comments and recommendations.

Resident Darlene Tupta, 40 Powers Road, stated that neither a land analysis nor a traffic study had been completed, and she found that very concerning. Town Manager Rodrigues replied that the Board makes recommendations contingent upon the Town Meeting vote, negotiation process, traffic studies, and land analysis, among some important considerations. It's an abbreviated timeframe in order to make a preliminary decision 120 days from July 2nd. Town Manager Rodrigues pointed out that there would be no final agreement if negotiations were unsuccessful or further investigation discovered unacceptable developments.

Ms. Tupta asked if the number of units associated with the Quarry North project would be determined before the Town Meeting, and Town Manager Rodrigues stated that number would be known before Town Meeting took place. Ms. Tupta added that children have recently been injured in traffic-related accidents on Route 117, and her son was almost hit on the sidewalk. Ms. Tupta went on to speculate that with the Quarry North proposal there could potentially be up to 1,500 additional cars traveling on Route 117 which is already burdened. She questioned if there would be improvements to Route 117 during this process. Town Manager Rodrigues affirmed that related improvements would be addressed as mitigation would allow for measures to be put in place.

Resident Henry Sorett, 58 Longfellow Road, a Sudbury resident for 41 years, said that years ago there was consideration of selling Fairbank to a developer for the purpose of additional housing. He detailed that at Town Meeting that year, resident George Ham aided in keeping Fairbank under Town ownership, and Mr. Ham stated that Town land should never be sold. Mr. Sorett reiterated that existing Town land should not be sold. Only one of the proposals is worthy of consideration because it is a lease option and not a sale.

Resident Karen Paradise, 46 Lincoln Lane, stated that the Northwood development is the nearest neighbor to Melone, and she asked what a possible buffer plan might include. Chairman Haarde replied the buffer topic will be researched further including a combination of distance and trees.

Resident Jean Nam, 81 New Bridge Road, suggested that Quarry North be examined as a whole, and stated that it would be the solution to the Sudbury Station development and also put an end to ongoing litigation. She stressed that the Town must be careful and strategic when going forward with this development.

Joe Laferrera, 47 Windmill Drive, asked if RFP responses addressed ancillary opportunities (for example, ball fields) for the Town in respect to any land not used on the Melone property. Chairman Haarde responded that none of the proposers specified any potential recreational use of land on the Melone property. However, if such a piece of land were present after development, it could be negotiated in a development agreement.

Town Manager Rodrigues stated that all three proposers would be interested in providing passive recreation, if possible. Selectman Simon added that the town of Concord must be viewed as an important component when considering this topic, as Concord owns some of the land.

Resident Janet Costa, 91 Willard Grant Road, mentioned that water is a very important resource, and goes across town lines. She referred to the North Sudbury well, and asked if residents could be notified of possible implications with proposed development, and how it impacts this particular Town resource. She asked the Board if this concern would be seriously considered when addressing the evaluation process. Town Manager Rodrigues stated that the size of the water main would have to be considered, and she had spoken to someone at the Water District regarding this matter, and told Ms. Costa that she would forward all related communications sent by the Water District.

Resident Daniel Depompei, 35 Haynes Road, expressed concern regarding difficulties associated with a 40-acre development vs. a 60-acre development, and stressed that the Quarry North proposal is contingent upon the Water District selling land to the developer. If the Water District did not sell there might not be a Melone closing, and other proposers may no longer be interested in Melone.

Selectman Simon stated that the proposal would also call for the selling of the Wagner property necessary for the egress plan as well as alteration of the existing cell tower. He emphasized that this presents a multiple-step process, and that the Board has reviewed every document received.

Town Counsel Jonathan Silverstein confirmed that the Quarry North proposal is contingent on the Water District selling additional land to the developer. He understands that the Water District is interested in putting out an RFP for the property. Any award would be contingent on successful negotiations as detailed by the Town Manager, and all contingencies related to any of the three proposers would have to be resolved in order for there to be a closing on the Melone property. He included that the Board must make a determination on which of the three proposals, if any, it wants to choose. Attorney Silverstein stated that if the Board picks the Quarry North proposal and the Water District decided not to sell that described land, then there would not be a closing with Quarry North, and the Board could issue a new RFP if desired.

Attorney William Henchey, Counsel for Quarry North, affirmed that the Quarry North proposal was not contingent on the Wagner purchase but was contingent on the Water District purchase.

Selectman Dretler commented that there are discussions going on between Quarry North and the Wagners according to the developer.

Resident Jennifer Roberts, 14 Griffin Lane, questioned the Town's 40B status. Chairman Haarde replied that the Town is currently in good shape regarding 40B, and is over the mandated percentage for affordable units. Selectman Dretler mentioned that the addition of Coolidge – Phase 2 is also included. Town Manager Rodrigues stated that if Sudbury Station or Melone (two likely areas for 40B housing) were not developed for any reason, that 40B housing ratio could fall short in the years to come.

Ms. Roberts stated that the Town has come a long way in this process, and declared that Quarry North must be supported by the Town, because Quarry North would eliminate Sudbury Station in Town Center. It is critically important that the Sudbury Station development be eliminated for the primary reason of safety, and the opportunity for the Town to reclaim the pristine land in Town center. Ms. Roberts also understood the difficulty of this decision.

Ms. Tupta asked if Melone or the area around it was ever listed as a superfund site. Chairman Haarde responded that there is a circumference including the Cummings property, the Melone property, the Water District property, and Davis Field, which are technically listed on the super fund list, but not on the federal government priority list. He stressed that super fund priority translates to extensive contamination and close monitoring of clean-up, and that high priority means that people are getting ill due to contamination. That was never the status at the Melone property.

Town Manager Rodrigues thought there had been some monitoring at Melone, but monitoring ceased because of its expense, and the testing pits were removed two years ago because the clean-up was done.

Ms. Tupta asked about the Melone GeoInsight Report. Town Manager Rodrigues detailed that the Town had two environmental studies done at the site in 2015 and again in 2017. The Board had further testing done and those results came back clean, with only a small percentage of arsenic detected due to the former use as an apple orchard. Those results can be found on the Town website.

Ms. Tupta asked if Cavicchio used chemicals in his cultivating. Town Manager Rodrigues replied that very small amounts of pesticide are utilized by Cavicchio Greenhouses, and any proposed cultivation would be on plastic not on the ground.

Ms. Tupta questioned if Melone could legally be sold in "as is" condition. Town Manager Rodrigues affirmed that it could. Attorney Silverstein maintained that unless explicit representations are made by the seller, then there are no presumptions of warranty regarding condition of the property. Chairman Haarde added that the Town could not have moved forward with an RFP if contamination had been detected, which could have prevented a sale. Ms. Tupta thanked the Board for providing this explanation.

Resident Sherril Cline, 84 Concord Road, stated that she agreed with the statements of Jean Nam and Jennifer Roberts and that this housing project will be at Melone or the Town Center. Melone would be the more favorable location when considering all aspects associated with development at Sudbury Station, including the uncertainty of ongoing litigation.

Resident Travis Robinson, 8 Mill Pond Road, asked about Sudbury schools in relation to Sudbury Station or Quarry North especially in light of the grade schools, and students having to change schools. He would like this situation to be addressed before Town Meeting. Selectman Simon responded that preliminary estimates indicate there would be an additional 150-160 elementary school students in a rather compressed period of time and that this aspect is being considered. Selectman Dretler added that the number of students would be spread across all schools not just the elementary schools, and included that Sudbury Public School Committee (SPSC) would be weighing in on this matter. Town Manager Rodrigues spoke to the SPSC chairman today who said there are plans

for a combined school committee meeting between SPSC and Lincoln-Sudbury Regional School Committee (LSRSC).

Resident Scott Sawin, 52 Puffer Lane, asked if there was a possibility of splitting the Sudbury Station development and the Quarry North development so there would be less density at each of the two locations. Chairman Haarde replied that the status of the two properties could potentially be addressed in the development agreement, but that was not how the RFP was written. Mr. Sawin asked if the recommendation would be ruled out. Chairman Haarde replied that at this time it would not be ruled out.

Mr. Sorett stated that Sudbury needs to preserve its heritage, and he feared that Sudbury would become “another Waltham.” Traffic gridlock on Route 117 would be eminent with this proposed development, and he would prefer either the greenhouse or the solar farm.

Mr. May is a member on the Council on Aging (COA), and said that lack of transportation for the elderly at the proposed Quarry North is a huge issue, and asked that this aspect be part of considered criterion. With all the moving parts and contingencies, there was risk of losing all three proposals. He sympathized with the Board, and cautioned the Board to be careful.

Chairman Haarde reiterated the fact that the Melone property is public land, and residents have a say. He agreed that all contingencies need to be spelled out, and the sale of Melone was not mandatory. If the terms were not favorable for the Town, nothing had to happen.

Selectman Simon said that in order to dispose of the property, a Town Meeting quantum of vote must be two-thirds and not a simple majority.

Ms. Roberts asked if the 40B development was not completed at Route 117, where would it go? Selectman Simon replied that the question was difficult to answer, and the Melone property had been under consideration for development for many years.

Selectman Brown commented that affordable housing is not always on municipal land so that makes this proposal different. She added that private landowners could also develop land in the future.

Resident Sarah Olson, 17 Hopedill Brown Road, stated that it would be important to evaluate Meadow Walk and examine the effect it will have on Sudbury schools, and to compare those results with the proposed Quarry North. Vice-Chairman Carty said he would be hearing more from SPS and LSRHS regarding the school-age population at the new developments.

Town Manager Rodrigues detailed that she and Town Finance Director, Dennis Keohane, worked on a fiscal analysis for Weston Quarry and Meadow Walk, and she described some of the related findings with corresponding detail.

Selectman Dretler recommended that residents review the website in order to get more information regarding the proposal for Weston Quarry, which has a similar number of units when compared to the proposed Quarry North.

Ms. Nam stated that she performed her own analysis with Weston Quarry, and suggested that people review her findings on the website SudburyIndependent.com. Selectman Dretler stressed that private resident analysis does not reflect the findings of the Sudbury Finance committee.

Discussion on Melone submissions

Town Manager Rodrigues stated that many recommendations were submitted by various Town Department heads, and she anticipated receiving more. She read submitted reviews aloud with most departments/committees favoring Quarry North. Those recommending Quarry North include the Building Department, Planning and Community Development, ZBA, Planning Board, Historic Districts Commission, Sudbury Housing Trust,

Sudbury Housing Authority, and the Land Acquisition Review Committee. The Fire Department's recommendation for Quarry North included concerns regarding impact as did the recommendation from Police Chief Scott Nix. Bill Murphy of the Health Department had concerns regarding all three proposals. Town Manager Rodrigues stated that the Conservation Commission (as a board) indicated they had not yet determined the preferred proposal yet; however, Debbie Dineen, Conservation Coordinator, favored Quarry North. The CIAC was recused due to the fact that they did not have a quorum, and the Board of Assessors had no position.

Chairman Haarde stated that the Board was still waiting for responses from several Town Boards/Departments/Committees who had not met during the summer.

Town Manager Rodrigues stated that before the Board's September 11 meeting, members would be re-configuring the ranking criterion for each proposer since more information had been received. The Town warrant is open this evening and will close September 4. A decision will be made at the September 11 Board meeting whether or not the Melone Property will be on the October 15 Special Town Meeting Warrant. She stressed that October 30 is 120 days from July 2nd when a decision must be made by the Board to choose one or none of the submissions.

Selectman Brown stated that it might be difficult to make a decision regarding Melone without all negotiation aspects addressed.

Vice-Chairman Carty stated he was not yet ready to re-rank the proposals, and thanked Finance Director Dennis Keohane and Town Manager Rodrigues for all their hard work. He was concerned about associated finances and comparisons to Meadow Walk when evaluating the proposed Quarry North project especially regarding the school-age population. Town Manager Rodrigues stated that more information would be provided to address those concerns.

Town Manager Rodrigues stated that she reviewed the three proposals considering their impacts over a 25-year period. She provided a comparison with calculations and analysis performed for each of the proposals.

Chairman Haarde stated that enrolling the additional students might mean additional school staff, and he continued a discussion regarding additional student cost and projections.

Mr. May thanked Town Manager Rodrigues and Finance Director Keohane for their efforts, and shared that he has financial analysis experience, and would be happy to assist in this process. Town Manager Rodrigues thanked Mr. May for his offer, and suggested he send her his suggestions and she would share them with the Finance Director.

Chairman Haarde inquired about upcoming joint school committee meetings. Town Manager Rodrigues responded that she would find out, and those meetings will be public.

Town Counsel Silverstein commented that the Water District is its own entity, and the Board could not base their decision upon what happens with the Water District. Chairman Haarde said that the Water District is independent and suggested that the Board move forward with re-ranking and release that updated ranking to the public.

Selectman Brown asked if it would be possible to wait until the School Committee meets on August 30. Town Manager Rodrigues said that would be acceptable as long as the re-ranking was submitted to her by September 4 so she could prepare those results for the September 11 Selectmen's meeting.

Selectman Simon stated that the Town Warrant opens tonight and closes on September 4, with articles and placeholders to be submitted, and the Fall Town Meeting will begin on October 15, at 7:30 p.m. Town Manager Rodrigues included that the Warrant would also include any resident petitions.

Mr. Sorett asked if analysis was performed for the Quarry North proposal regarding increased police and fire services, and/or a new Fire Station, which he assumed would be necessary if Quarry North were awarded.

Town Manager Rodrigues cited some comparisons to Weston Quarry comparing police and fire services. She stated that Weston Quarry was a good comparison based on the number of proposed units. Increased police-related calls might be expected to be in the 170 range, and fire-related calls could increase by 87 calls, with related costs estimated at \$175,000. This doesn't include additional staff that might be needed if Quarry North was awarded.

Resident David Hornstein, 22 Candy Hill Road, commented about the quality of life criteria, and asked if that criterion would be assessed differently if the proposed development were at Melone or at Sudbury Center. Town Manager Rodrigues answered that it's a somewhat subjective approach, but she might link that difference in the pricing category rather than the quality of life category. Chairman Haarde added that land value at Sudbury Station is greater than the land value associated with Quarry North.

Selectman Simon commented that when comparing the three proposals, there is much difference between them, each has value, and there is a lot to consider with each one.

Mr. Hornstein asked if the Board could add criterion categories to their re-ranking process. Selectman Simon stated that he appreciated comments in this regard. Selectman Brown stated that at the start of the ranking process the questions devised by the Board were generic but did cover a broad spectrum, and those questions would be used for the re-evaluation of the proposals.

Selectman Simon said it is unlikely that criterion could be added at this time due to the RFP specifications.

Selectman Dretler commented about Chapter 30B. Town Manager Rodrigues stated that land proposals have their own unique subject questions, and those questions are recommended in these situations.

Selectman Simon thanked everyone for their comments.

Vote on expenditure limits for Town Trust Funds for Fiscal Year 2019

It was on motion unanimously

VOTED: 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.

Vote to appoint Election Officers for a one-year term, commencing August 15, 2018 and ending August 14, 2019

It was on motion, four – yes, and one abstain. Haarde–aye, Brown–aye, Carty–aye, Dretler–aye, and Simon–abstain.

VOTED: 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.)

Vote to appoint individuals to the Budget Strategies Task Force

Vice-Chairman Carty requested that the spelling of Ms. Nerssessian's first name be corrected.

It was on motion unanimously

VOTED: 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 Silvia 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, as amended.

Vote to approve Town Manager appointment to the Commission on Disability

In was on motion unanimously

VOTED: 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.

Vote to approve minutes of 6/19/18 and 7/10/18

It was on motion unanimously

VOTED: To approve the regular session minutes of 6/19/18 and 7/10/18.

Vote to grant a special permit to Myke Farricker to hold a “Ride to Defeat ALS” bike ride on Sunday, September 23, 2018

It was on motion unanimously

VOTED: 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.

Vote to accept donations supporting the Park and Recreation Summer Concert Series

It was on motion unanimously

VOTED: 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.

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

It was on motion unanimously

VOTED: 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.

Vote to approve a Conservation Restriction on land located at 87 Cudworth Lane

It was on motion unanimously

VOTED: 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.

Approve request to expand a restriction for traffic entering Pheasant Avenue from Union Avenue

Present: Police Chief Scott Nix

Vice-Chairman Carty commented that coverage times are only extended at the end of the day. Chief Nix replied that was correct, and that in accordance with his included study, there was more traffic at this site in the morning. However, there's a restriction already in place, and he felt that the morning coverage was sufficient as is. This coverage could be revisited if necessary.

It was on motion unanimously

VOTED: To approve the request to expand a restriction for traffic entering Pheasant Avenue from Union Avenue from 3:30 PM to 4:30 PM to an extended time of 3:30 PM to 6:00 PM, as requested, and clarified by Police Chief Scott Nix.

Approve request to install a stop sign on Basswood Avenue at the intersection of Great Lake Drive for westerly traffic

Present: Police Chief Scott Nix

It was on motion unanimously

VOTED: 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.

Selectman Simon asked Chief Nix about a "no left turn" sign on Route 20 (by the Fire Station) saying that the sign is difficult to see. Chief Nix agreed with Selectman Simon, and said that he would contact National Development in order to reposition the sign.

Discussion on Sewer

Present: Dan Nason, Director of Public Works

Mr. Nason presented a brief narrative regarding possible sewer installation and previous studies done. He asked the Board if they had interest in going forward with this topic or not, and stated that the purpose of such a system would be to protect and sustain the Town's wells and the Raymond Road area. Mr. Nason suggested that if the Board chose to go forward a Comprehensive Wastewater Management Plan (CWMP) should be created.

Selectman Simon asked what the associated cost of the CWMP might be. Mr. Nason replied that the cost could be \$150,000 to \$300,000, and would take eighteen months to two years to complete. There likely would be some contributing state funding and the SRF (State Revolving Fund) is offering very low interest rate loans.

Selectman Dretler commented that the sewer topic was on the list of Selectmen's goals. Vice-Chairman Carty stated that such action would have to be voted on at Town Meeting, and would probably show up in the Master Plan. He recommended getting input from the Planning Board.

Selectman Simon stated that more information would be needed before a decision could be made. He suggested that Mr. Nason prepare more detailed information for the Board, especially regarding associated cost, for tentative presentation at Annual Town Meeting in May.

Selectman Brown explored reasons why after completing six previous studies this topic has not gone forward. One consideration is that sewer is identified with increased commercial tax revenue, but no financial projections of expected revenue increases have even been produced. Installing a proposed sewer system also increases permissible density especially when considering the possibility of hostile 40B development. Now that the town is no longer vulnerable to a hostile 40B, this is less of an issue. Finally, the split in costs between Route 20 properties which will directly benefit from sewer hookups and the town residents who will benefit from protection of the town's wells is a thorny discussion.

Mr. Nason understood Selectman Brown's concerns adding that cost is important, and he did not know how broad this project could become. He believed that a CWMP would be beneficial specifically to address the concerns presented.

Vice-Chairman Carty felt that any system must be sustainable, and questioned how such a system would be paid for. Chairman Haarde suggested that information on related grant funding would be appreciated. Mr. Nason acknowledged that such grants involve timelines, and that Raymond Road is the area of focus.

Town Manager Rodrigues stated that having a development partner can help with procuring grants. Considerations such as density would be addressed in a CWMP.

Selectman Simon recommended that Mr. Nason and Town Manager Rodrigues come back to the Board in October or November with more information and a defined outline.

Mr. Nason was in favor of getting things moving, and would gather more information for the Board.

Discussion and vote on 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. Also, discussion and vote on 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

Town Manager Rodrigues stated that these Agreements are in line with other department agreements. She highlighted the Articles associated with the Sudbury Laborer's and foremen's agreement, including the Highway Department Salary Plan, which detailed: effective 7/1/18, an increase of 1%; effective 7/1/19, an increase of 2%; effective 7/1/20, an increase of 1 ½%; and effective 6/30/21, an increase of 1%.

She outlined the post-accident, drug testing amendment, amended overtime article, the amended uniforms and protective clothing article, the new after-hour meeting compensation article, the amended overtime-storm conditions article, the added sick leave article, which makes provision for care of family members, a new article for two personal days, a new article on holiday closing of Transfer Station, amended uniforms and protective clothing allowance increase to \$800 (from \$750), amended meal period article increase to \$13.00 (from \$12.75), and amended foreman vehicle use.

Town Manager Rodrigues highlighted the articles associated with the Sudbury Police Agreement including the Police Salary Plan which detailed: effective 7/1/18, an increase of 1%; effective 7/1/19, an increase of 2%; effective 7/1/20, an increase of 1 ½%; and effective 6/30/21, an increase of 1%.

She outlined the clothing allowance from \$685 to \$800, the vacation article, extra pay detail article, \$50/hour for municipal detail, and \$53/hour for non-municipal detail, night shift differential article increase, evening shift increase to \$8.00 (from \$6.50), and night shift increase to \$9.50 (from \$7.50), revocation of so-called civil service, physical fitness incentive article for \$500, and revised drug testing policy language.

It was on motion unanimously

VOTED: 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.

Summer 2018 Board of Selectmen Newsletter

Selectman Dretler mentioned that in her article, the acronym RAD appeared. She defined RAD, as Rape Aggression Defense.

Vice-Chairman Carty commented that the draft Summer 2018 Board of Selectmen Newsletter was great, and stated that in the past a word limitation was in effect and assumed it was for this one too. He suggested that it be discussed in advance of future Newsletters as he didn't want the topic to get short-changed. Chairman Haarde stated that the existing manner of composition appears to be effective.

It was on motion unanimously

VOTED: To approve the draft Summer 2018 Board of Selectmen Newsletter, and approve the distribution of the Summer 2018 Board of Selectmen Newsletter.

Special Town Meeting - October 15, 2018

Town Manager Rodrigues officially announced the opening of the Special Town Meeting Warrant which will close on September 4. Articles on this Warrant include Broadacres, Fairbank, and a placeholder for the Melone property. Town Manager Rodrigues will send a complete listing to the Board, and that citizen's petition forms are available in the Selectmen's Office.

It was on motion unanimously

VOTED: To approve October 15, 2018 as the date for Fall Town Meeting, and announce that warrant is open as of August 14, 2018, and the Board authorizes Town Manager to submit articles on the behalf of the Board of Selectmen.

Vote to sign the state primary election warrant

It was on motion unanimously

VOTED: To sign the state primary Election Warrant for the November 6 state Election, to be posted by 8/30/18.

Potential software for projects review dashboard

Vice-Chairman Carty stated that the purpose of the software is the ability to monitor any publically-funded project. He said that this would be an opportunity for the Board to go through the status of all projects on a suggested quarterly basis. Town Manager Rodrigues stated that this dashboard option can be integrated into the new website very easily. Vice-Chairman Carty said he could help the IT Department with the prototype. Selectman Dretler added that it's beneficial for the Board to provide more timely information to residents.

Citizens' Housing and Planning Association (CHAPA) – letter of response

Town Manager Rodrigues shared that her office received a letter from Citizens' Housing and Planning Association (CHAPA) stating that one of the 40B affordable housing units was going to be sold, and the Town had the right of first refusal. A response was due by August 25, and she believed that the Board was not planning to exercise the first right of refusal, but would request implementation of a universal rider deed to keep the unit as an affordable unit.

Vice-Chairman Carty questioned the likelihood of the unit becoming a non-affordable housing unit. Town Manager Rodrigues replied that it could happen, and the Board could not force the utilization of the universal rider deed.

Vice-Chairman Carty commented on the importance of the property being maintained as an affordable unit, and to do whatever is necessary to keep it on the 40B inventory list.

Town Manager Rodrigues will continue discussion with Town Counsel on this matter.

Sudbury Housing Authority member, Amy Lepak, shared that the Housing Authority had some \$180,000 in funds which would satisfy the purchase of this unit with no cost to residents and keeping the unit as 40B inventory.

The Board was pleased with the offer and agreed that this presented a possible option if the universal rider approach was not acceptable. Chairman Haarde agreed that it was necessary to find a way to keep this unit as affordable housing.

It was on motion unanimously

VOTED: To authorize Town Manager to take steps to keep Chapter 40B affordable unit located at 725 Boston Post Road, #15 at the Carriage Lane Townhomes, in the affordable housing inventory.

Selectmen's liaison assignments and committee membership for 2018-2019

Vice-Chairman Carty informed Chairman Haarde that the Board worked on these assignments when he was absent from a Board meeting and several time-sensitive assignments were made.

After some Board discussion, it was agreed that Vice-Chairman Carty would retain the Lincoln Board of Selectmen liaison role.

Vice-Chairman Carty stated that the Transportation Committee was not officially formed yet, and wondered if subcommittees were to be included. Town Manager Rodrigues responded that subcommittees did not need to be included, and she would provide the Board with an updated list of the Town committees and subcommittees.

It was on motion unanimously

VOTED: To approve the Selectmen's liaison assignments and committee membership for 2018-2019, with exception that Chairman Haarde is no longer liaison for the Lincoln Board of Selectmen.

Discussion on Selectmen's Office Hours

Vice-Chairman Carty stated that he wanted to start joint-committee meetings in October, the week before Town Meeting, and commence with regular Selectmen's hours in September.

Selectman Simon suggested distributing fall Selectmen office hours and dates so that members could choose the dates they want to cover. Vice-Chairman Carty agreed to send that schedule to the Board, and would also start planning the joint-committee meeting in October.

Citizen's Comments (cont.)

There were no citizen's comments.

Discuss upcoming agenda items

Vice-Chairman Carty suggested putting appointments for Capital Funding Committee on the agenda.

Town Manager Rodrigues stated that Fairbank, Melone and Broadacres should be on agenda, as well as a presentation by Chief Nix regarding Traffic Policies.

Selectman Brown added that Park and Recreation had no desire to purchase 34 Barton Drive, but she requested the property to be on the agenda possibly as a Consent Calendar item.

Selectman Simon asked if events related to Fairbank should be on the agenda. Town Manager Rodrigues stated that she would provide the Fairbank event dates. Selectman Dretler stated that she would be willing to cover another Fairbank event. Selectman Simon also offered coverage of a future event.

There being no further business, the meeting adjourned at 10:30 p.m.

Attest: _____

Melissa Murphy-Rodrigues
Town Manager-Clerk